

CHAPTER 3

ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING AND EXISTING LAND USES

The project is located west of the unincorporated community of Avila Beach, on the north side of Avila Beach Drive, immediately east of Diablo Canyon Road, in San Luis Obispo County, California (refer to Figures 2-1 and 2-2). The project is within the San Luis Bay Coastal Area Plan Area. The 32-acre project site consists of six parcels: APNs 076-172-002 (approximately 19-acre portion of a 21-acre parcel), 076-172-010 (1.77 acres), 076-172-019 (5.72 acres), 076-172-022 (0.16 acre), 076-171-018 (approximately 1.0-acre portion of a 390.83-acre parcel), and 076-171-021 (approximately 4-acre portion of a 508.25-acre parcel). Consistent with the LCP and subsequent to action by the County Subdivision Review Board and the PUC, the District now owns the subject property in fee, and is awaiting assignment of a single APN for the new, single, undivided 32-acre parcel (hereafter referred to as the project site).

The project site was historically altered, forming a series of graded, level terraces that ascend the steep hillside to an elevation of approximately 200 feet above mean sea level (msl). Existing uses onsite include Babe Lane (paved), gravel roadways, storage areas and equipment, boats and marine equipment, RVs, and a 90,000-gallon water storage tank. Vegetative habitats onsite include coast live oak woodland, coastal scrub, valley needlegrass grassland, ornamental trees and bushes, and ruderal/disturbed habitat. Two drainages are within or proximate to the project site. One drainage is located roughly parallel to Diablo Canyon Road west of the property boundary, and the second is located within the far eastern corner of the project site. Both drainages flow from coastal live oak/riparian forest north of the project site in to coastal scrub habitat within the project boundaries.

3.2 SURROUNDING LAND USES

Surrounding uses include undeveloped land to the northeast and northwest; road infrastructure including Avila Beach Drive and Diablo Canyon Road to the south and west, respectively; access control structures at Diablo Canyon to the west; and roadside RV camping on Avila Beach Drive upslope from Old Fisherman's Beach to the south. Harford Pier and the Port San Luis parking area are located to the southwest. Land uses and development in the Harford Pier area include restaurants, restrooms, and marine-related facilities including boat docks, boat storage, and fish markets. RVs are currently allowed to park on the ocean-side of Avila Beach Drive. The San Luis Bay Inn and Avila Beach Golf Resort are located to the east, proximate to residential, commercial, and retail development within the unincorporated community of Avila Beach. Pacific Gas and Electric's Diablo Canyon Power Plant is located up the coast, approximately 6 miles to the northwest. The historic Port San Luis Lighthouse is located approximately 1 mile southwest of the project site. Beach areas include Fisherman's Beach south of the project site, and Olde Port Beach to the southeast.

Figure 3-1. Land Use Category Map

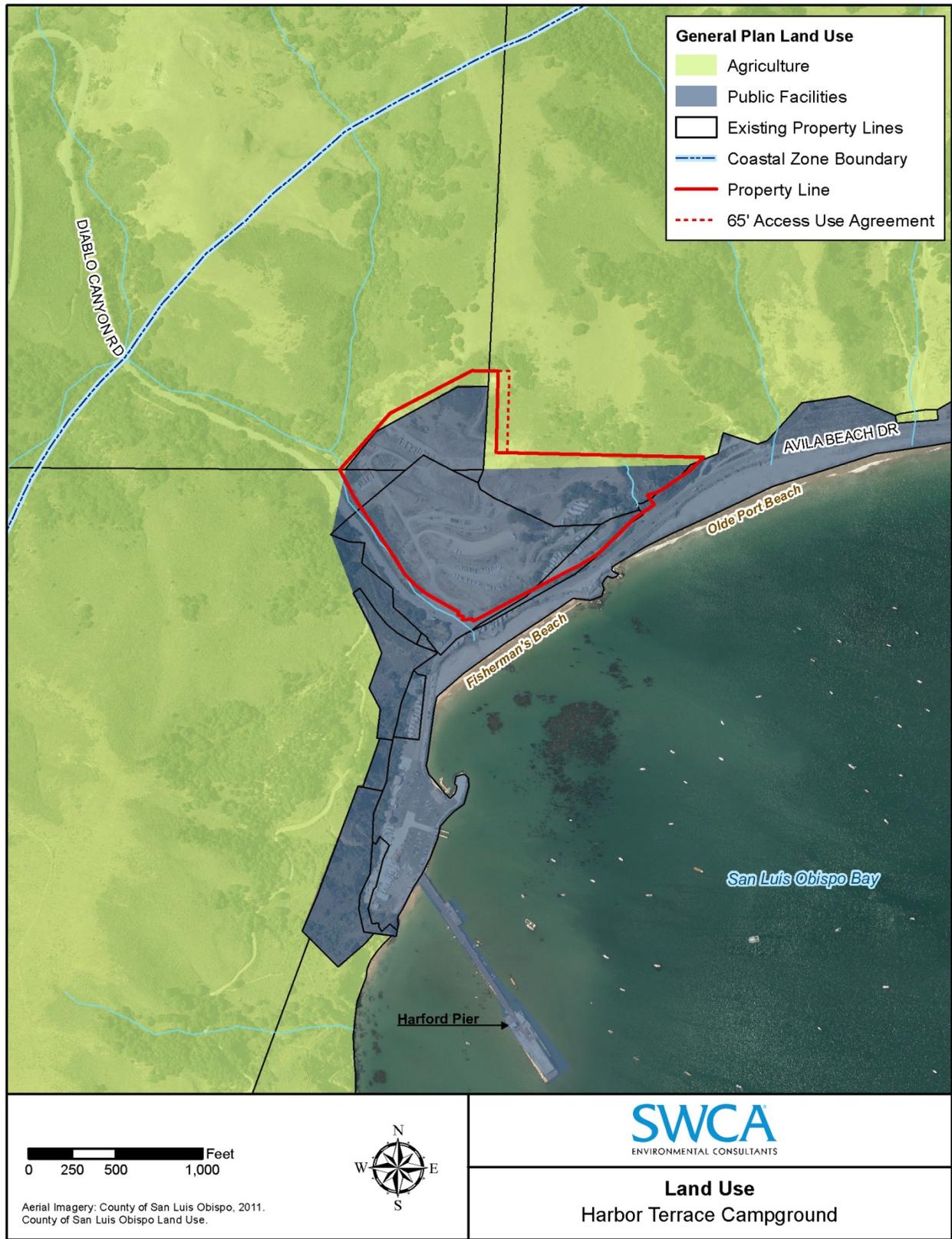
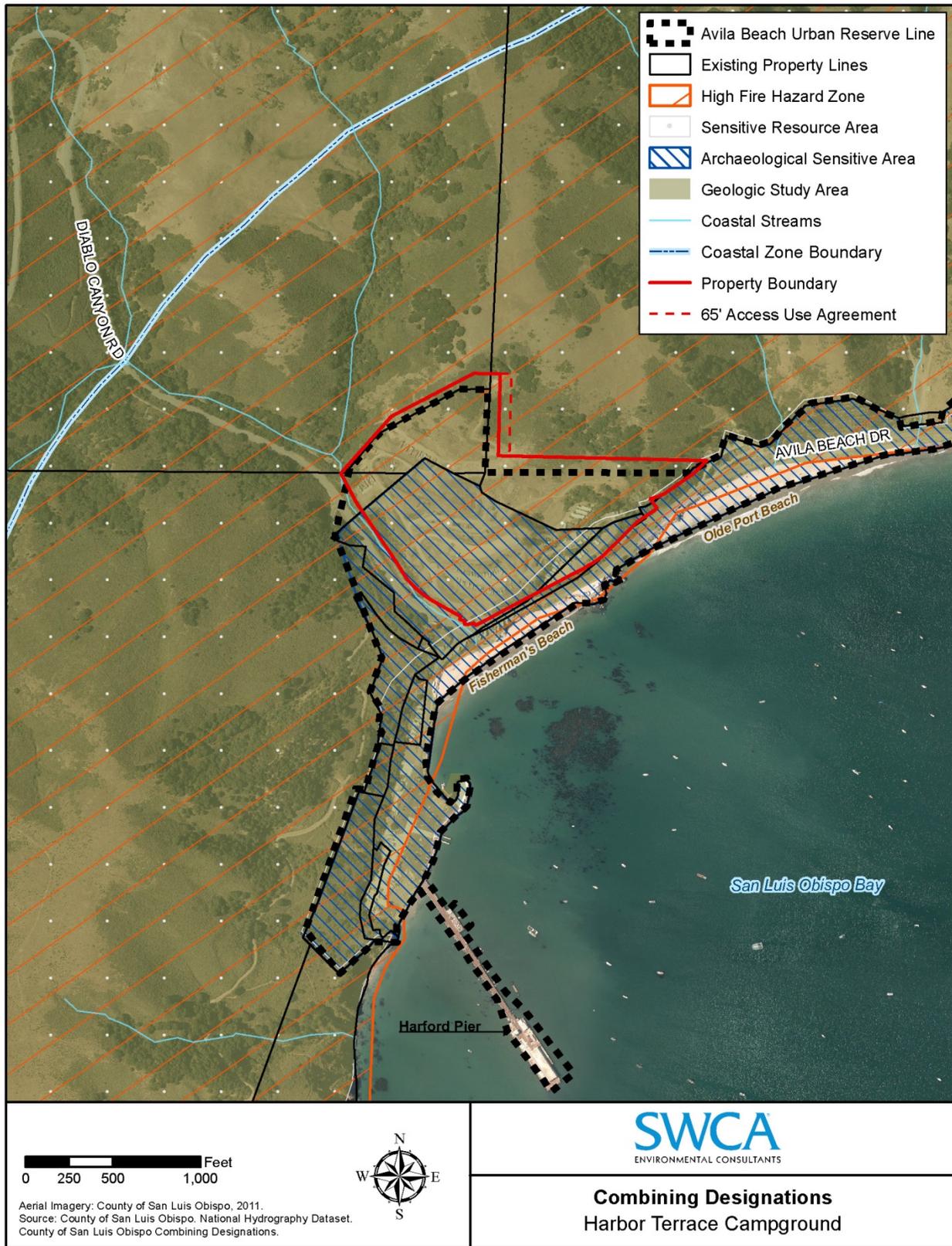


Figure 3-2. Combining Designation Map



3.3 CONSISTENCY WITH LAND USE PLANS AND POLICIES

3.3.1 Overview

CEQA Guidelines §15125(d) states, “the EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.” While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect on the environment would result from the inconsistency. This section provides general information as to the plans and policies applicable to the proposed project. It is the responsibility of the Port San Luis Harbor District, as the CEQA lead agency decision makers, and the County Planning Commission or Board of Supervisors, during consideration of the Coastal Development Permit, to make the final determination regarding consistency issues. The proposed project was designed consistent with the Port Master Plan and Harbor District Code of Ordinances (2013), and applicable policies and goals are incorporated into each EIR analysis section. The following plans and policies are applicable to the proposed project and are described in the following sections:

- California Coastal Act
- Coastal Plan Policies – Local Coastal Program Policy Document
- Coastal Zone Land Use Ordinance Framework for Planning
- Coastal Zone Land Use Ordinance
- San Luis Bay Coastal Area Plan
- County of San Luis Obispo General Plan, Conservation and Open Space Element
- County of San Luis Obispo General Plan, Noise Element
- County of San Luis Obispo General Plan, Safety Element
- County of San Luis Obispo EnergyWise Plan
- Basin Plan for the Central Coast Region
- 2001 Clean Air Plan

Table 3-1 presents a summary of potential inconsistencies between the proposed project and the applicable plans and policies listed above. Additional consistency analysis with local plans and policies is provided in the individual environmental analysis sections of the EIR. For example, the Noise section includes an assessment of the project’s consistency with the standards identified in the Noise Element of the County’s General Plan. To the extent that the proposed project may be inconsistent with portions of these documents, remedies such as project revisions, special conditions of approval, or variance may be required. All adverse physical effects resulting from any inconsistency are discussed in the appropriate environmental analysis sections of the EIR (refer to Chapter 4).

3.3.1.1 California Coastal Act

The California Coastal Act (PRC §30000 et. seq.) is intended to “protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.” By state law, the coastal zone is established by the California Coastal Commission (CCC), which has authority to permit, restrict, or prohibit certain development within the zone. The Coastal Act mandates protection of public access, recreational opportunities, and marine and land resources. This umbrella legislation requires local governments to prepare a land use plan and schedule of implementing actions to carry out the policies of the Coastal Act within local jurisdictions.

3.3.1.2 Coastal Plan Policies – Local Coastal Program Policy Document

The LCP Policy Document (County of San Luis Obispo 2007) is part of the County's LCP and Land Use Element (LUE). Some of the policies have been implemented in the Coastal Zone Land Use Ordinance (CZLUO) (County of San Luis Obispo 2011b) and planning areas standards. The LUE is the coordinating mechanism for incorporating the policies of this document that have land use implications. In addition to amended portions of the LUE and the CZLUO, this document states the policy commitment of the County to implement the mandates of the Coastal Act. The document includes policies related to shoreline access, recreation and visitor-serving facilities, coastal watershed, visual and scenic resources, hazards, and air quality, among others.

3.3.1.3 Land Use Element, Framework for Planning – Coastal Zone

The LUE is a plan describing the official County policy on the location of land uses and their orderly growth and development. The LUE is one of several parts (elements) of the County's General Plan. The LUE also incorporates the Land Use Plan portion of the County LCP. The plan has been prepared in accordance with state law regulating General Plans and LCPs, and has been adopted by the County Board of Supervisors and CCC. The LUE coordinates policies and programs in other County General Plan Elements that affect land use, and provides policies and standards for the management of growth and development in each unincorporated community and the rural areas of the Coastal Zone. The Framework for Planning includes "General Objectives" of combining designations. These objectives are codified and implemented through the CZLUO combining designation standards.

3.3.1.4 Coastal Zone Land Use Ordinance

The CZLUO, Title 23 of the County Code, regulates land use in a manner that seeks to encourage and support the orderly development and beneficial use of lands within the county, minimize the effects on the public from such development, and protect and enhance the significant natural, historic, archaeological, and scenic resources within the county. The CZLUO includes permit requirements, site design and site development standards, operational standards, and combining designation standards to implement the County General Plan and LCP and meet these goals.

Combining designations are used to identify and highlight areas of San Luis Obispo County having natural or manmade features that are sensitive, hazardous, fragile, of cultural or educational value, or of economic value as extractable natural resources. The purpose of combining designation standards is to require project design that will give careful consideration to the land features, structures, and activities identified by the combining designations. These standards provide for more detailed project review where necessary to support public safety or proper use of public resources, or to satisfy the requirements of the Coastal Act and the LCP.

The project site is located within the Public Facilities land use designation. The Agriculture land use designation extends into the northern portion of the project site (refer to Figure 3-1). Combining designation overlays applicable to the project site include: Archaeologically Sensitive (AS), Geologic Study Area (GSA), LCP, Coastal Appealable Zone (CAZ), Coastal Streams, and Sensitive Resource Area (SRA) (refer to Figure 3-1). Surrounding land use categories include Public Facilities to the southwest and southeast along Avila Beach Drive, and Agriculture to the northwest and northeast.

3.3.1.5 San Luis Bay Coastal Area Plan

The project site is located within the San Luis Bay Coastal Area Plan. The San Luis Bay Coastal Area Plan describes County land use policies including regulations which are also adopted as part of the Land Use Ordinance and Local Coastal Program. The Area Plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. Specific development standards are included to address special problems and conditions in individual communities.

3.3.1.6 County of San Luis Obispo General Plan

Conservation and Open Space Element

The County Conservation and Open Space Element (COSE) (County of San Luis Obispo 2010) consists of a policy and program document and a technical appendix. The COSE policy and program document includes separate chapters to address air quality, biological resources, cultural resources, energy, mineral resources, open space, visual resources, and water resources. The technical appendix includes the County's first baseline greenhouse gas (GHG) emissions inventory. The COSE is based on the principles of smart growth, with the intent to preserve unique or valuable natural resources, to manage development within the sustainable capacity of the county's resources, and to reduce the county's contribution to global climate change.

Noise Element

The County Noise Element (County of San Luis Obispo 1992) provides a policy framework for addressing potential noise impacts in the planning process, and minimizing future noise conflicts. The Noise Element identifies transportation-related, stationary, and potential operational noise generators in the county, provides a list of noise-sensitive land uses, and identifies acceptable and unacceptable thresholds of noise exposure based on land use. The Noise Element also provides mitigation measures that should be applied to projects when noise attenuation is required to meet identified thresholds.

Safety Element

The two primary principles of the County Safety Element (County of San Luis Obispo 1999) are emergency preparedness and development appropriately managed to reduce risk. The Safety Element identifies potential emergency situations and natural disaster risks within the county, and includes goals and policies for response during an emergency or natural disaster and measures for the avoidance of unnecessary risk.

3.3.1.7 County of San Luis Obispo EnergyWise Plan

The EnergyWise Plan (County of San Luis Obispo 2011c) is a requirement of the COSE and is intended to facilitate the goals of the COSE, although implementation of the reduction measures contained in the plan will require action by the Board of Supervisors. This plan builds upon the goals and strategies of the COSE to reduce local GHG emissions. It identifies how the County will achieve the GHG emissions reduction target of 15% below baseline levels by the year 2020 in addition to other energy efficiency, water conservation, and air quality goals identified in the COSE. The EnergyWise Plan will also assist in the County's participation in the regional effort to implement land use and transportation measures to reduce regional GHG emissions from the transportation sector by 2035. Energy policies apply to County-implemented programs, and are not included in the consistency analysis table below.

3.3.1.8 Basin Plan for the Central Coast Region

The Water Quality Control Plan for the Central Coast Region (Basin Plan) (Regional Water Quality Control Board [RWQCB] 2011) is the RWQCB's master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the state, including surface waters and groundwater. It also includes programs of implementation to achieve water quality objectives. Periodically, the RWQCB considers amendments to the Basin Plan. Each amendment is subject to an extensive public review process. At public hearing, the RWQCB may act to adopt the amendment. Adopted amendments are subject to approval by the State Water Resources Control Board (SWRCB), the Office of Administrative Law, and, in most cases, the U.S. Environmental Protection Agency (US EPA). Basin Plan standards are implemented through the County Code, therefore, specific measures are not included in the consistency analysis table below.

3.3.1.9 2001 Clean Air Plan

As part of the California Clean Air Act, the San Luis Obispo County Air Pollution Control District (SLOAPCD) is required to develop a plan to achieve and maintain the state ozone standard by the earliest practicable date. The Clean Air Plan (CAP) (SLOAPCD 2001) outlines the SLOAPCD's strategies to reduce ozone precursor emissions from a wide variety of stationary and mobile sources. The 2001 CAP was adopted by the SLOAPCD on March 26, 2002. Consistency with the 2001 Clean Air Plan is addressed in EIR Section 4.2 Air Quality.

3.3.1.10 Port San Luis Harbor District Code of Ordinances

The Port San Luis Harbor District Code of Ordinances provides the regulatory framework for the management of Port facilities and resources and incorporates various provisions of State law, including: Article X of the California Constitution; Sections 6000 et seq. of the Harbors and Navigation Code; Sections 65920 et seq. of the Government Code; and Section 21082 of the Public Resources Code (CEQA). The latest revision of the Code occurred in October 2013. The most relevant chapter of the Code for the proposed project is Chapter 8: Land Use and Development.

Table 8A lists allowable uses for each of the various planning sub-areas along with the corresponding entitlement necessary for approval. Uses are either allowed by right, allowed subject to an administrative permit, or allowed subject to approval of a use permit by the Board of Commissioners. A comparison of the proposed uses with Table 8A revealed that the uses proposed for the Harbor Terrace site (the project site), are either allowed by right or allowed subject to a use permit.

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
Coastal Plan Policies		
Chapter 2 Shoreline Access		
<p>Policy 1: Protection of existing access. Public prescriptive rights may exist in certain areas of the county. Development shall not interfere with the public's right of access to the sea where acquired through historic use or legislative authorization. These rights shall be protected through public acquisition measures or through permit conditions which incorporate access measures into new development. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.04.420 OF THE COASTAL ZONE LAND USE ORDINANCE (CZLUO).] This policy provides protection for the possible existence of public prescriptive rights as required by Coastal Act Policies 30211 and 30000.5.</p>	<p>The proposed project protects existing access to the shoreline, and would provide two crosswalks to provide safer access for pedestrians and bicyclists.</p>	Potentially consistent
<p>Policy 2: New Development. Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development. Exceptions may occur where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby, or; (3) agriculture would be adversely affected. Such access can be lateral and/or vertical. Lateral access is defined as those accessways that provide for public access and use along the shoreline. Vertical access is defined as those accessways which extend to the shore, or perpendicular to the shore in order to provide access from the first public road to the shoreline. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.420 a. AND c. OF THE CZLUO.]</p>	<p>The project site is located north of Avila Beach Drive and would not affect public access to the shoreline. The entire shoreline near the project site is, and will continue to be, accessible to the public via Avila Beach Drive, and ramps and stairways leading from the road to the beach.</p>	Potentially consistent
<p>Policy 4: Provision of Support Facilities and Improvements. Facilities necessary for public access shall be provided. This may include parking areas, restroom facilities, picnic tables or other such improvements. The level of these facilities and improvements should be consistent with the existing and proposed intensity and level of access use and provisions for on-going maintenance. Requirements for coastal access and improvements are identified in the specific Planning Area Standards and the Land Use Ordinance for the coastal zone. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.420 h. OF THE CZLUO.]</p>	<p>The project would include support facilities including comfort stations, laundry facilities, dog washing stations, picnic tables, fire pits, and bicycle, RV, and vehicle parking. Facilities would be maintained by an operator approved by the Harbor District.</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
Chapter 3 Recreation & Visitor-Serving Facilities		
<p>Policy 1: Recreation Opportunities. Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged and where feasible provided by both public and private means. Removal or conversion of existing lower cost facilities and opportunities in areas designated with the "V" Visitor Serving Overlay in the LUE shall be prohibited unless the use will be replaced by a facility offering comparable visitor serving or recreational opportunities. Visitor-serving facilities include all lodging establishments included in the definition of Hotels, Motels in Chapter 7 of Framework for Planning of the Land Use Element and Local Coastal Plan; provided that hotels and motels which are condominium or planned development projects may be approved only where specifically identified as an allowable use by planning area standards of the Land Use Element and Local Coastal Plan. The new construction of non-visitor-serving or non-principally permitted uses shall only be permitted if it can be found that they would not prejudice the provision of adequate visitor-serving facilities to meet the foreseeable demand over the next 20 years. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.] [Amended 1992, Ord. 2544]</p>	<p>The proposed project is consistent with this policy because it would create additional recreation and visitor-serving facilities ranging from hotel/motel units (e.g., yurts, cabins), to RV and tent camping sites on the coastline. Roadside RV spots removed from Avila Beach Drive would be incorporated into the project, which would improve coastal access and visibility along the Avila Beach Drive roadway.</p>	Potentially consistent
<p>Policy 2: Priority for Visitor-Serving Facilities. Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent use, but not over agriculture or coastal dependent industry in accordance with PRC 30222. All uses shall be consistent with protection of significant coastal resources. The Land Use Plan shall incorporate provisions for areas appropriate for visitor-serving facilities that are adequate for foreseeable demand. Visitor-serving commercial developments that involve construction of major facilities should generally be located within urban areas. Provisions for new facilities or expansion of existing facilities within rural areas shall be confined to selected points of attraction. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p>The proposed project would create visitor-serving facilities within the Avila Urban Services Line and Port San Luis, and would not impair agricultural uses in the area based on the project's location and proposed development area. The project would provide on-site marine-related storage for recreational and commercial boating industries.</p>	Potentially consistent
<p>Policy 3: Low Cost Facilities. Larger visitor-serving projects shall make provisions for services which are geared to a range of costs, including low cost facilities. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p>The proposed project would provide a range of overnight visitor accommodation facilities, within a range of costs, including low-cost facilities, such as walk-in and car and tent campsites according to the ratios prescribed in the</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
certified LCP.		
Chapter 5: Commercial Fishing & Recreational Boating		
<p>Policy 2: Priorities for Development of Facilities. Where feasible, oceanfront recreational development should give priority to boat ramps, dry storage and other recreational boating facilities as otherwise consistent with the policies of the Coastal Act. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p> <p>NOTE: Policies 3 through 10 address the development that may occur within the Port San Luis Harbor District. For detailed specifics on development standards, refer to the San Luis Bay Planning Area, Chapter 8, Planning Area Standards, Public Facilities Category.</p>	<p>The proposed project includes storage areas for recreational and commercial fishing and boating uses, consistent with the approved Port San Luis Master Plan and San Luis Bay Coastal Area Plan. Specific policies are addressed below.</p>	Potentially consistent
<p>Policy 3: Port San Luis Harbor Master Plan. New development of facilities under jurisdiction of the Port San Luis Harbor District shall be permitted where consistent with the Local Coastal Program and Chapter 3 of the Harbor Master Plan. The policies of Chapter 3 have been extracted from the Master Plan and summarized in Policies 4 through 6 below. Specific standards for development are incorporated under public facilities in Chapter 8 of the LUE for the San Luis Bay Planning Area. Map 4 identifies the five planning areas as follows: Harford Pier, Harbor Terrace, Avila Beach, Beach and Bluff, and Lighthouse Areas. (Note: The number in parentheses at the end of the paragraph correlated to the policy number in the Harbor Master Plan.) [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO PLANNING AREA STANDARD.]</p>	<p>The project is located within the Harbor Terrace planning area, and the development is consistent with the policies and standards identified in the approved Port San Luis Master Plan and San Luis Bay Coastal Area Plan.</p>	Potentially consistent
<p>Policy 4: Priorities for Development of Facilities and Allocation of Service Capacity. Priorities for development of the harbor will reflect the goals and priorities as follows:</p> <p>Priority I: Coastal-Dependent Uses Commercial fishing and related mariculture/aquaculture; Sport fishing; Recreational boating and other oceanfront recreational uses; Energy-related facilities.</p> <p>Priority II: Coastal-Related Uses Other visitor-serving retail commercial uses and other coastal-related uses.</p> <p>Priority III: Other Uses Other uses which are neither coastal-dependent or coastal-related. Priorities and policies of the California Coastal Act shall</p>	<p>The proposed project provides coastal-dependent and visitor-serving uses and facilities that meet the identified priority standards, consistent with conceptual plans and standards identified for the Harbor Terrace planning area. Priority 1 uses include marine-related storage areas and Priority II uses include overnight visitor accommodations (including low-cost facilities such as a variety of campsites) and related facilities and amenities.</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>be considered in all harbor development. Prior to approval of any use which is not coastal-dependent the Harbor District shall make a finding that adequate resources and services have been reserved for all coastal dependent uses proposed in the Master Plan. (PSL Policy G-3) [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO PLANNING AREA STANDARD.] [Amended 1995, Ord. 2702]</p>	<p>As addressed in EIR Section 4.10 (Public Services and Utilities), the proposed project would not result in service or utility demands exceeding allowable limits under both project-specific and cumulative conditions (build-out of the Port San Luis Master Plan). Based on the traffic impact analysis (refer to EIR Section 4.11 Transportation and Traffic, and EIR Appendix G), the project would not generate traffic resulting in a deterioration of level of service under specified conditions (second week of May). The project provides on-site parking and would alleviate off-site parking demand.</p>	Potentially consistent
<p>Policy 5: Port San Luis Service Capacity. Proposed development of projects and related improvements shall be within the circulation and utility capacity available to the harbor area, or to be guaranteed through a planned program of improvements as specified in the Harbor Master Plan. These capacity limits are recognized for each service as follows:</p> <ul style="list-style-type: none"> a. Water: Usage shall not exceed the 100 AFY available to the Harbor District from its Lopez entitlement. Adequate water pressures for fire suppression shall be maintained in all district water mains at all times. b. Sewer: Wastewater generation shall not exceed available capacity owned by the Harbor District in the Avila Beach county water district wastewater treatment plant and/or such other facility as may be constructed. c. Traffic: Avila Beach Road shall not be subjected to traffic levels exceeding level of service "C", based on the average hourly weekday two-way 3:00 p.m. to 6:00 p.m. traffic counts to be conducted during the second week in May of each year. [Amended 1995, Ord. 2702] d. Parking: All new uses shall be required to provide additional parking consistent with the County Coastal Zone Land Use Ordinance requirements or to provide an in-lieu contribution to a district-wide parking program. <p>[THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO PLANNING AREA STANDARD.]</p>	<p>As addressed in EIR Section 4.10 (Public Services and Utilities), the proposed project would not result in service or utility demands exceeding allowable limits under both project-specific and cumulative conditions (build-out of the Port San Luis Master Plan). Based on the traffic impact analysis (refer to EIR Section 4.11 Transportation and Traffic, and EIR Appendix G), the project would not generate traffic resulting in a deterioration of level of service under specified conditions (second week of May). The project provides on-site parking and would alleviate off-site parking demand.</p>	Potentially consistent
Chapter 6: Environmentally Sensitive Habitats		
<p>Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats. New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing</p>	<p>The proposed project would be located a minimum of 50 feet from identified environmentally sensitive habitats (ESHAs), including LCP-designated and undesignated coastal streams, consistent with identified setback standards for this ESHA designation (refer to Policy 28</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>resource, only those uses dependent on such resources shall be allowed within the area. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTIONS 23.07.170-178 OF THE COASTAL ZONE LAND USE ORDINANCE (CZLUO).]</p>	<p>below). An LCP-designated coastal stream is located east of Diablo Canyon Road and west of the project property line; this stream flows into a culvert located approximately 350 feet northwest of Avila Beach Drive. The stream flows through riparian coast live oak woodland northwest of the project site, and continues through coastal scrub habitat adjacent to Diablo Canyon Road west of the project site. A second stream is located within the far eastern corner of the project site; this stream is not an LCP-designated coastal stream, but was treated as such during project development and analysis. This stream also flows through riparian coast live oak woodland north of the project site, and proceeds through coastal scrub within the project site. Actions within 100 feet of the coastal stream near Diablo Canyon Road includes grading, improvements and expansion of an existing Harbor District storage area, and native landscaping/restoration. These actions would not disrupt habitat present within the coastal streams because a minimum 50-foot buffer would be maintained, protection measures and biological monitoring would occur during construction (refer to EIR Section 4.3 Biological Resources), the proposed drainage plan includes the establishment of bioswales to collect and filter stormwater prior to discharge into the existing drainage system, which discharges onto the beach area (refer to EIR Section 4.8 Hydrology and Water Quality). The proposed walk-in campsites and landscaping/restoration would be located within 100 feet of the undesignated coastal stream in the eastern portion of the project site; development of these campsites would not require grading for establishment, and would not including parking spaces within the camping area; vehicle parking would be provided to the west, outside of the 100-foot zone. These uses constitute low-impact campsites that comprise a resource-dependent use. Uses within the walk-in campsites would be limited to picnic tables, fire pits, and tents, which would not have an adverse effect on the function of the stream. In addition, an improved vegetative buffer would remain between the campsites</p>	

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>Policy 2: Permit Requirement. As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTIONS 23.07.170-178 OF THE CZLUO.]</p>	<p>and the stream. Vegetative trimming of oak trees may occur within the 100-foot zone as a result of California Department of Forestry and Fire Protection (CAL FIRE) requirements for fuel management; standards are identified to protect the long-term survival of trimmed trees (refer to EIR Section 4.3 Biological Resources).</p> <p>Potential adverse impacts to ESHA are addressed in this EIR (refer to EIR Sections 4.3 Biological Resources and 4.8 Hydrology and Water Quality). Mitigation and monitoring standards are identified to reduce potential construction and operation-related impacts to less than significant. <u>Based on the location of proposed uses, including coastal-dependent harbor use areas and visitor-serving lodging and campsites,</u> the project would not affect the ecological function or continuance of sensitive habitats, because it would primarily avoid sensitive habitats, <u>preserve native and undisturbed habitat within the northern extent of the property,</u> and would incorporate enhancement and restoration of coastal scrub, <u>native grassland,</u> and coast live oak woodland onsite.</p>	Potentially consistent
<p>Policy 3: Habitat Restoration. The county or Coastal Commission should require the restoration of damaged habitats as a condition of approval when feasible. Detailed wetlands restoration criteria are discussed in Policy 11. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.170 OF THE CZLUO.]</p>	<p>The proposed project landscape plan includes the enhancement of natural areas and the restoration of coastal scrub and coast live oak trees onsite, between campsites and parking areas, and along the perimeter of the developed area.</p>	Potentially consistent
<p>Policy 20: Coastal Streams and Riparian Vegetation. Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.07.174 OF THE CZLUO.]</p>	<p>Two coastal streams are delineated onsite (refer to EIR Section 4.3 Biological Resources). These streams would be protected and preserved, consistent with this policy.</p>	Potentially consistent
<p>Policy 21: Development in or Adjacent to a Coastal Stream. Development adjacent to or within the watershed (that portion within the coastal zone) shall be sited and designed to prevent impacts which would significantly degrade the coastal habitat and shall be compatible with the continuance of such habitat areas. This shall</p>	<p>The proposed project avoids grading and construction within 50 feet of delineated coastal streams. Drainage plans include collection and filtration of stormwater, and erosion control, slope stabilization, and planting of native vegetation between the developed area and the coastal</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
include evaluation of erosion and runoff concerns. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.07.174 OF THE CZLUO.]	streams would preserve the function and habitat quality of the streams. Based on implementation of the plans as proposed, and incorporation of mitigation measures to avoid inadvertent direct or indirect disturbance or degradation of sensitive habitats, the project would be consistent with this policy.	
<p>Policy 23: County and State Review of Coastal Stream Projects. The State Water Resources Control Board and the county shall ensure that the beneficial use of coastal stream waters is protected, for projects over which it has jurisdiction. For projects which do not fall under the review of the State Water Resources Control Board, the county (in its review of public works and stream alterations) shall ensure that the quantity and quality surface water discharge from streams and rivers shall be maintained at levels necessary to sustain the functional capacity of streams, wetland, estuaries and lakes. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.07.174 OF THE CZLUO.]</p>	The proposed project would not divert flow entering onsite and adjacent coastal streams, which currently flow from the upper watersheds into existing culverts, which discharge south of Avila Beach Drive. The project includes measures to protect water quality, including erosion control, slope stabilization, collection and filtration of stormwater, and native plantings between the development and the streams.	Potentially consistent
<p>Policy 26: Riparian Vegetation. Cutting or alteration of naturally occurring vegetation that protects riparian habitat is not permitted except for permitted streambed alterations (defined in Policy 23) and where no feasible alternative exists or an issue of public safety exists. This policy does not apply to agricultural use of land where expanding vegetation is encroaching on established agricultural uses. Minor incidental public works project may also be permitted where no feasible alternative exists including but not limited to utility lines, pipelines, driveways, and roads. Riparian vegetation shall not be removed to increase agricultural acreage unless it is demonstrated that no impairment of the functional capacity of the habitat will occur. Where permitted, such actions must not cause significant stream bank erosion, have a detrimental effect on water quality or quantity, or impair the wildlife habitat values of the area. This must be in accordance with the necessary permits required by Sections 1601 and 1603 of the California Fish and Game Code. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.174 OF THE CZLUO.]</p>	The proposed project avoids any actions within designated coastal streams. Pursuant to CAL FIRE requirements, trimming of lower tree branches and management of vegetation may be required east of the walk-in campsites to ensure public safety. No structures are proposed within the walk-in campsites, and vegetation clearance within 30 feet would not be required. Therefore, these actions would not result in bare soil adjacent to the stream, and would not result in significant erosion or impairment of habitat in the stream.	Potentially consistent
<p>Policy 28: Buffer Zone for Riparian Habitats. In rural areas (outside the USL) a buffer setback zone of 100 feet shall be</p>	The proposed project (located within the Avila Urban Services Line) would maintain a 50-foot buffer zone	Potentially consistent

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<p>established between any new development (including new agricultural development) and the upland edge of riparian habitats. In urban areas this minimum standard shall be 50 feet except where a lesser buffer is specifically permitted. The buffer zone shall be maintained in natural condition along the periphery of all streams. Permitted uses within the buffer strip shall be limited to passive recreational, educational or existing nonstructural agricultural developments in accordance with adopted best management practices. Other uses that may be found appropriate are limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges to cross a stream and roads when it can be demonstrated that: 1) alternative routes are infeasible or more environmentally damaging and 2) adverse environmental effects are mitigated to the maximum extent feasible. Lesser setbacks on existing parcels may be permitted if application of the minimum setback standard would render the parcel physically unusable for the principal permitted use. In allowing a reduction in the minimum setbacks, they shall be reduced only to the point at which a principal permitted use (as modified as much as is practical from a design standpoint) can be accommodated. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.174 OF THE CZLUO.]</p>	<p>between grading and development and delineated coastal streams. Existing habitat between the streams and the project would remain in place, or would be enhanced with native vegetation complimentary to the natural habitat (coastal scrub). The eastern edge of the walk-in campsite would be located within the 50-foot buffer. These uses constitute low-impact campsites that comprise a resource-dependent use. Passive recreation including tents, picnic tables, and fire pits would be located within the walk-in campsite, and would not require site alteration to accommodate the use.</p>	
<p>Policy 29: Protection of Terrestrial Habitats. Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site. Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.176 OF THE CZLUO.]</p>	<p>The project site is not located within or adjacent to areas designated as Terrestrial Habitat. The proposed development would infringe upon coastal scrub <u>and native grassland</u> habitat in the northern portion of the project site. Due to historical development and use of the project site (historically for tank storage, and more recently for Harbor District storage, RV parking, and a trailer park), the fringes of these habitat types do not possess unique ecological function, or characteristics suitable for special-status species. As noted in EIR Section 4.3, the project would permanently affect 0.79 acre of coastal scrub habitat onsite (out of 8.08 total acres onsite). The proposed landscape plan includes native coastal scrub species, and would be finalized to include a minimum of 1.58 acres of enhanced and restored coastal scrub (2:1 ratio of permanently affected habitat). An additional 0.11 acre of coastal scrub would</p>	<p>Potentially consistent</p>

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<p>Policy 30: Protection of Native Vegetation. Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.176 OF THE CZLUO.]</p>	<p>be affected by grading activities; these areas would be restored with native habitat. Overall, the project would enhance habitat value within the project site though implementation of the landscape plan and incorporation of mitigation measures identified in EIR Section 4.3 Biological Resources.</p>	Potentially consistent
<p>Policy 31: Design of Trails In and Adjoining Sensitive Habitats. San Luis Obispo County, or the appropriate public agency, shall ensure that the design of trails in and adjoining sensitive habitat areas shall minimize adverse impact on these areas. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p>Proposed trails are limited to the area proposed for development, and to connect campsites within parking areas and other facilities. These trails would not infringe on native habitats.</p>	Potentially consistent
<p>Policy 35: Protection of Vegetation. Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.176 OF THE CZLUO.]</p>	<p>Implementation of the project would result in permanent impacts to approximately 0.15 acre of valley needlegrass grassland (including temporary and permanent effects), which was historically introduced to the project site, and do not provide significant habitat value for special-status species. This <u>native</u> grassland type is intermixed with non-native grassland and coastal scrub within the northern portion of the project site, above existing graded terraces. Identified mitigation includes enhancement and restoration at a 2:1 ratio onsite, which would improve the overall condition and ecological function of the grassland habitat presently occurring onsite.</p>	Potentially consistent
<p>Policy 38: Protection of Kelp Beds, Offshore Rocks, Rocky Points, Reefs and Intertidal Areas. Uses shall be restricted to recreation, education and commercial fishing. Adjacent development shall be sited and designed to mitigate impacts that would be incompatible with the continuance of such habitat areas. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p>The proposed project would not directly affect offshore and intertidal resources. The proposed drainage plan includes measures to filter stormwater prior to discharge offsite, which would protect ocean water quality, and aquatic resources.</p>	Potentially consistent

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Chapter 7: Agriculture		
<p>Policy 1: Maintaining Agricultural Lands. Prime agricultural land shall be maintained, in or available for, agricultural production unless: 1) agricultural use is already severely limited by conflicts with urban uses; or 2) adequate public services are available to serve the expanded urban uses, and the conversion would preserve prime agricultural land or would complete a logical and viable neighborhood, thus contributing to the establishment of a stable urban/rural boundary; and 3) development on converted agricultural land will not diminish the productivity of adjacent prime agricultural land. Other lands (non-prime) suitable for agriculture shall be maintained in or available for agricultural production unless: 1) continued or renewed agricultural use is not feasible; or 2) conversion would preserve prime agricultural land or concentrate urban development within or contiguous to existing urban areas which have adequate public services to serve additional development; and 3) the permitted conversion will not adversely affect surrounding agricultural uses. All prime agricultural lands and other (non-prime) lands suitable for agriculture are designated in the land use element as Agriculture unless agricultural use is already limited by conflicts with urban uses.</p> <p>Permitted Uses on Non-Prime Agricultural Lands. Principal permitted and allowable uses on non-prime agricultural lands are designated on Coastal Table O - Allowable Use Chart in Framework for Planning Document. These uses may be permitted where it can be demonstrated that no alternative building site exists except on non-agricultural soils, that the least amount on non-prime land possible is converted and that the use will not conflict with surrounding agricultural lands and uses. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p>A small section of the northern portion of the project site is located within the Agriculture land use designation. These areas are not considered prime farmland, and do not support agricultural uses. The project does not include any improvements within agriculturally zoned areas.</p>	Potentially consistent
<p>Policy 3: Non-Agricultural Uses. In agriculturally designated areas, all non-agricultural development which is proposed to supplement the agricultural use permitted in areas designated as agriculture shall be compatible with preserving a maximum amount of agricultural use. When continued agricultural use is not feasible without some supplemental use, priority shall be given to commercial recreation and low intensity visitor-serving uses allowed in Policy 1. Non-agricultural developments shall meet the following requirements:</p>	<p>A small section of the northern portion of the project site is located within the Agriculture land use designation, and these areas are not large enough to support agricultural uses. These areas and adjacent land are not considered prime farmland, and do not support agricultural uses. The project does not include any improvements within agriculturally zoned areas, and there are no existing uses which would require establishment of a buffer zone. The proposed uses near</p>	Potentially consistent

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<p>a. No development is permitted on prime agricultural land. Development shall be permitted on non-prime land if it can be demonstrated that all agriculturally unsuitable land on the parcel has been developed or has been determined to be undevelopable.</p> <p>b. Continued or renewed agricultural use is not feasible as determined through economic studies of existing and potential agricultural use without the proposed supplemental use.</p> <p>c. The proposed use will allow for and support the continued use of the site as a productive agricultural unit and would preserve all prime agricultural lands.</p> <p>d. The proposed use will result in no adverse effect upon the continuance or establishment of agricultural uses on the remainder of the site or nearby and surrounding properties.</p> <p>e. Clearly defined buffer areas are provided between agricultural and non-agricultural uses.</p> <p>f. Adequate water resources are available to maintain habitat values and serve both the proposed development and existing and proposed agricultural operations.</p> <p>g. Permitted development shall provide water and sanitary facilities on-site and no extension of urban sewer and water services shall be permitted, other than reclaimed water for agricultural enhancement.</p> <p>h. The development proposal does not require a land division and includes a means of securing the remainder of the parcel(s) in agricultural use through agricultural easements. As a condition of approval of non-agricultural development, the county shall require the applicant to assure that the remainder of the parcel(s) be retained in agriculture and, if appropriate, open space use by the following methods: Agricultural Easement. The applicant shall grant an easement to the county over all agricultural land shown on the site plan. This easement shall remain in effect for the life of the non-agricultural use and shall limit the use of the land covered by the easement to agriculture, non-residential use customarily accessory to agriculture, farm labor housing and a single-family home accessory to the agricultural use. Open Space Easement. The applicant shall grant an open space easement to the county over all lands shown on the site plans as land unsuitable for agriculture, not a part of the</p>	<p>the northern property boundaries include hotel/motel units, and use of these areas would not be incompatible with potential grazing offsite because the uses are short-term (no longer than 30 days per stay) and would be separated from the agricultural use by native vegetation.</p>	

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<p>approved development or determined to be undevelopable. The open space easement shall remain in effect for the life of the non-agricultural use and shall limit the use of the land to non-structural, open space uses.</p> <p>Development proposals shall include the following:</p> <ol style="list-style-type: none"> A site plan for the ultimate development of the parcel(s) which indicates types, location, and if appropriate, phases of all non-agricultural development, all undevelopable, non-agricultural land and all land to be used for agricultural purposes. Total non-agricultural development area must not exceed 2% of the gross acreage of the parcel(s). A demonstration that revenues to local government shall be equal to the public costs of providing necessary roads, water, sewers, fire and police protection. A demonstration that the proposed development is sited and designed to protect habitat values and will be compatible with the scenic, rural character of the area. Proposed development between the first public road and the sea shall clearly indicate the provisions for public access to and along the shoreline consistent with LUP policies for access in agricultural areas. <p>[THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.050 OF THE CZLUO.]</p>		
Chapter 8: Public Works		
<p>Policy 1: Availability of Service Capacity. New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Priority shall be given to infilling within existing subdivided areas. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban service line for which services will be needed consistent with the Resource Management System where applicable...The applicant shall assume responsibility in accordance with county ordinances or the rules and regulations of the applicable service district or other providers of services for costs of service extensions or improvements that are required as a result of the project. Lack of proper arrangements for guaranteeing service</p>	<p>The project site is located within the Avila Urban Services Line, and as addressed in EIR Section 4.10 (Public Services and Utilities), the proposed project would not result in service or utility demands exceeding allowable allocated limits for Port San Luis under both project-specific and cumulative conditions (build-out of the Port San Luis Master Plan). Based on the traffic impact analysis (refer to EIR Section 4.11 Transportation and Traffic, and EIR Appendix G), the project would not generate traffic resulting in a deterioration of level of service under specified conditions (second week of May). The project provides on-site parking and would alleviate off-site parking demand.</p>	<p>Potentially consistent</p>

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<p>is grounds for denial of the project or reduction of the density that could otherwise be approved consistent with available resources. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.021c (DIVISIONS OF LAND), 23.04.430 AND 23.04.432 (OTHER DEVELOPMENT) OF THE CZLUO.] [Amended 2004, Ord. 3006]</p>	<p>The proposed project would not generate a demand for public services and utilities exceeding pre-determined allocations. The project includes priority coastal-dependent and visitor-serving and recreational facilities.</p>	Potentially consistent
<p>Policy 8: Priority Development. Where existing or planned public works facilities can accommodate only a limited amount of new development, the following land uses shall have priority for services in accordance with the Coastal Act and be provided for in the allocation of services in proportion to their recommended land use within the service area.</p> <ol style="list-style-type: none"> Uses which require location adjacent to the coast (coastal-dependent uses). Essential public services and basic industries vital to the economic health of the region, state or nation including agriculture, visitor-serving facilities and recreation. <p>Priority for development of such uses shall be given to lands within the USL that are already subdivided with services available and then to unsubdivided parcels within the USL with services available. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>		
Chapter 9: Coastal Watersheds		
<p>Policy 1: Preservation of Groundwater Basins. The long-term integrity of groundwater basins within the coastal zone shall be protected. The safe yield of the groundwater basin, including return and retained water, shall not be exceeded except as part of a conjunctive use or resource management program which assures that the biological productivity of aquatic habitats are not significantly adversely impacted. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p>The project does not overlie a groundwater basin, and would obtain water via existing allocations provided by CSA 12 (Lopez Lake Reservoir). Therefore, the project would not have an adverse effect on coastal groundwater basins.</p>	Potentially consistent
<p>Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent except: Existing lots of record in the Residential Single-Family category and where a residence cannot be feasibly sited on a slope less than 20 percent; When grading of an access road or driveway is necessary to</p>	<p>Implementation of the project requires mass grading on existing steep terraced slopes to remediate potential hazards including landslides and soil contamination. These actions require review by the County of San Luis Obispo, including approval and issuance of Coastal Development Permit and Grading Permits. Coastal streams are located onsite or proximate to the project</p>	Potentially consistent

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<p>provide access to an area of less than 20 percent slope where development is intended to occur, and where there is no less environmentally damaging alternative;</p> <p>The county may approve grading and siting of development on slopes between 20 percent and 30 percent through Minor Use Permit, or Development Plan approval, if otherwise required by the Coastal Zone Land Use Ordinance. Also in review of proposed land divisions, each new parcel shall locate the building envelope and access road on slopes of less than 20 percent. In allowing grading on slopes between 20 percent and 30 percent the county shall consider the specific characteristics of the site and surrounding area that include but are not limited to: the proximity of nearby streams or wetlands, the erosion potential and slope stability of the site, the amount of grading necessary, neighborhood drainage characteristics and measures proposed by the applicant to reduce potential erosion and sedimentation. The county may also consider approving grading on slopes between 20 percent and 30 percent where it has been demonstrated that there is no other feasible method of establishing an allowable use on the site without grading. Grading and erosion control plans shall be prepared by a registered civil engineer and accompany any request to allow grading on slopes between 20 percent and 30 percent. It shall also be demonstrated that the proposed grading is sensitive to the natural landform of the site and surrounding area.</p> <p>In all cases, siting of development and grading shall not occur within 100 feet of any environmentally sensitive habitat. In urban areas as defined by the Urban Services Line, grading may encroach within the 100 foot setback when locating or siting a principally permitted development, if application of the 100 foot setback renders the parcel physically unusable for the principally permitted use. Secondly, the 100 foot setback shall only be reduced to a point at which the principally permitted use, as modified as much as practical from a design standpoint, can be accomplished to no point less than the setback allowed by the planning area standard or 50 feet whichever is the greater distance. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO COASTAL ZONE LAND USE ORDINANCE SECTIONS: 23.05.034 (GRADING) AND 23.04.021 (LAND DIVISIONS).]</p>	<p>site, and measures are proposed to ensure long-term slope stability, erosion control and protection of water quality during construction and for the life of the project, and maintenance of 50-foot minimum vegetated buffers between the development and coastal streams (refer to EIR Chapter 2 and associated project plans and EIR Sections 4.3 Biological Resources, 4.7 Geology and Soils, 4.7 Hazards and Hazardous Materials, and 4.8 Hydrology and Water Quality).</p>	<p>Potentially consistent</p>
<p>Policy 8: Timing of Construction and Grading. Land clearing and</p>	<p>The proposed project would be consistent with this</p>	

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grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.036 OF THE CZLUO.]	standard, through compliance with the CZLUO.	
Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation. Selection of appropriate control measures shall be based on evaluation of the development's design, site conditions, predevelopment erosion rates, environmental sensitivity of the adjacent areas and also consider costs of on-going maintenance. A site specific erosion control plan shall be prepared by a qualified soil scientist or other qualified professional. To the extent feasible, non-structural erosion techniques, including the use of native species of plants, shall be preferred to control run-off and reduce increased sedimentation. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.036 OF THE CZLUO.]	The proposed project includes erosion and sedimentation control measures identified in the proposed grading and drainage plans. Consistency with this policy would be assured through compliance with the CZLUO and mitigation measures to be incorporated into the project (refer to EIR Sections 4.5 Geology and Soils and 4.8 Hydrology and Water Quality).	Potentially consistent
Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.034 OF THE CZLUO.]	The proposed project includes a preliminary drainage plan including incorporation of Low Impact Development (LID) measures and BMPs to reduce the potential for erosion.	Potentially consistent
Policy 11: Preserving Groundwater Recharge. In suitable recharge areas, site design and layout shall retain runoff on-site to the extent feasible to maximize groundwater recharge and to maintain in-stream flows and riparian habitats. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]	The project site is not located above a delineated groundwater basin. Proposed stormwater management measures would not interfere with recharge of existing coastal streams, which originate outside of the project boundaries.	Potentially consistent
Policy 13: Vegetation Removal. Vegetation clearance on slopes greater than 30% in geologically unstable areas or on soils rated as having severe erosion hazards shall require an erosion and sedimentation control plan. Stream vegetation removal is discussed in greater detail in the Sensitive Habitat chapter. [THIS POLICY	The proposed project requires mass grading to remediate existing geologic and soils hazards. The site would be engineered and stabilized, including planting of native vegetation and management of stormwater to reduce the potential for erosion. Erosion control	Potentially consistent

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SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.05.036 OF THE CZLUO.]	measures would be implemented during construction, and permanent slope stability measures would be maintained for the life of the project. No vegetation would be removed within identified coastal streams.	
Chapter 10: Visual and Scenic Resources		
Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]	As discussed in EIR Section 4.1 Aesthetic Resources, the project site is located within a highly scenic coastal area. No natural unique landforms are present onsite, and natural vegetation is limited to the northern and far eastern portions of the site, generally outside of the areas proposed for development and camping. Native landscaping is proposed along the edges of development, and would be contiguous with native vegetation to remain.	Potentially consistent
Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]	The project site is located in a highly visible location north of Avila Beach Drive. The development would be visible from Avila Beach Drive, Fisherman's Beach, Harford Pier, and San Luis Bay. The development would not block views of the ocean, and implementation would include relocation of existing RV parking sites on Avila Beach Drive onto the project site, which would provide additional ocean views currently blocked by RVs. In addition to compliance with Port Master Plan and San Luis Bay Coastal Area Plan standards, mitigation is identified to provide additional visual compatibility, including use of site design, architectural standards, and native landscaping to partially block public views of vehicles, RVs, and structures (refer to EIR Section 4.1 Aesthetic Resources).	Potentially consistent
Policy 5: Landform Alterations. Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.034 OF THE CZLUO.]	The site has been degraded by previous uses. Existing conditions onsite include un-natural terraces. Proposed grading would create softened terraces, which would be vegetated with native species to facilitate improved consistency with the surrounding landscape compared to existing conditions.	Potentially consistent
Policy 6: Special Communities and Small-Scale	Port San Luis is considered a special community, and	Potentially consistent

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<p>Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO CHAPTER 23.11 (DEFINITIONS) OF THE CZLUO.]</p>	<p>existing structures and amenities are consistent with an active recreational and commercial marine resource, including beach areas, Harford Pier, and the harbor. In addition to compliance with the Port Master Plan and San Luis Bay Coastal Area Plan, mitigation measures are identified in EIR Section 4.1 Aesthetic Resources, which provide additional standards for architectural design, landscaping, and lighting in order to maintain consistency with the visual character of the area.</p>	
<p>Policy 7: Preservation of Trees and Native Vegetation. The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.05.064 OF THE CZLUO.]</p>	<p>The proposed project may include the removal of ornamental trees, Eucalyptus, and vegetation near Babe Lane. No mature (over four inches in diameter) coast live oak trees would require removal. The proposed landscape plan incorporates the use of native trees and vegetation throughout the project site, and along the perimeter of the proposed development area.</p>	Potentially consistent
<p>Policy 8: Utility Lines within View Corridors. Where feasible, utility lines within public view corridors should be placed underground whenever their aboveground placement would inhibit or detract from ocean views. In all other cases, where feasible, they shall be placed in such a manner as to minimize their visibility from the road. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.08.284 OF THE CZLUO.]</p>	<p>The proposed project does not include modifications to existing over-head utilities including on-site utilities along Babe Lane and off-site poles (siren and light pole) near the intersection of Avila Beach Drive and Diablo Canyon Road.. New utilities onsite would be placed under ground or on the ground surface, and in no instance would utilities inhibit or detract from ocean views, because the site is located north of Avila Beach Drive.</p>	Potentially consistent
<p>Policy 9: Signs. Prohibit off-premise commercial signs except for seasonal, temporary agricultural signs. Design on premise commercial signs as an integral part of the structure they identify and which do not extend above the roofline. Information and direction signs shall be designed to be simple, easy-to-read and harmonize with surrounding elements. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.306, 23.04.310, AND 23.04.312 OF THE COASTAL ZONE LAND USE ORDINANCE.]</p>	<p>Any proposed on or off-site signage would be designed, constructed, and maintained consistent with existing CZLUO regulations.</p>	Potentially consistent
Chapter 11: Hazards		
<p>Policy 1: New Development. All new development proposed within areas subject to natural hazards from geologic or flood conditions</p>	<p>The project site is located within a Geology Study Area (GSA) and adjacent to the 100-year Flood Hazard (FH)</p>	Potentially consistent

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(including beach erosion) shall be located and designed to minimize risks to human life and property. Along the shoreline new development (with the exception of coastal-dependent uses or public recreation facilities) shall be designed so that shoreline protective devices (such as seawalls, cliff retaining walls, revetments, breakwaters, groins) that would substantially alter landforms or natural shoreline processes, will not be needed for the life of the structure. Construction of permanent structures on the beach shall be prohibited except for facilities necessary for public health and safety such as lifeguard towers. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]	zone. As discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide and slope stability hazards. Based on compliance with existing regulations including the Uniform Building Code, and compliance with recommendations and mitigation measures, potential hazards would be mitigated to less than significant. The project does not require the construction of shoreline protection measures, due to its location north of Avila Beach Drive. Stormwater management measures are identified such that the project does not create offsite hazards or flooding.	Potentially consistent
Policy 2: Erosion and Geologic Stability. New development shall ensure structural stability while not creating or contributing to erosion or geological instability. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.07.086 OF THE CZLUO.]	In addition to compliance with the CZLUO, the project includes erosion and geologic stability measures, and additional mitigation identified in the EIR would be incorporated into final grading and construction plans. These measures would ensure long-term erosion protection and slope stability on and off-site.	Potentially consistent
Policy 3: Development Review in Hazard Areas. The county shall require a detailed review of development proposed within the geologic study area and flood hazard combining designations as indicated on the Land Use Element maps for the coastal zone. The review shall be performed by a qualified registered and/or certified engineering geologist and shall be adequately detailed to provide recommendations and conclusions consistent with this plan. Residential, commercial and industrial development shall be prohibited within the 100 year floodplain (1% chance of inundation in any year) as delineated in the Flood Hazard combining designation except for those areas within an urban reserve line. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTIONS 23.07.082, 23.07.084, 23.07.062 AND 23.07.066 OF THE CZLUO.]	Geologic hazards review has been conducted for the project site, and the results of the review are summarized in EIR Section 4.5 Geology and Soils. All recommendations documented in the geologic hazards review (refer to EIR Appendix E) are identified as mitigation measures. The project site is not located within the 100-year FH zone, and includes stormwater management measures to control runoff such that off-site flooding is not exacerbated by the project.	Potentially consistent
Policy 7: Geologic Study Area Combining Designation. The GSA combining designation in coastal areas of the county is amended to include all coastal bluffs and cliffs greater than 10 feet in vertical relief and that are identified in the Assessment and Atlas of Shoreline Erosion (DNOD, 1977) as being critical to future or present development. Maps clearly distinguish the different geologic	The project site is located within a Geology Study Area (GSA) As discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide, fault, seismic, soils, and slope stability hazards. The lower elevations of the project site may be affected by a tsunami event; however, no structures are	Potentially consistent

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and seismic hazards which the county covers by the GSA combining designation. These hazards shall include steep slopes, unstable slopes, expansive soils, coastal cliff and bluff instability, active faults, liquefaction and tsunami. [THIS POLICY SHALL BE IMPLEMENTED BY DESIGNATING GSA AREAS ON THE COMBINING DESIGNATION MAPS AND PURSUANT TO SECTION 23.07.080 OF THE CZLUO.]	proposed below the 50-foot elevation and short-term evacuation of vehicles and occupants of lower level car/tent campsites is available in the upper slopes of the property above the 50-foot elevation. Based on compliance with existing regulations including the Uniform Building Code, and compliance with recommendations and mitigation measures identified in the EIR, potential hazards would be mitigated to less than significant.	
Policy 9: High Fire Risk Areas. Fire hazard areas shall be defined as those having potential for catastrophic fire. The county shall designate and show on the Hazards maps those high risk fire areas as delineated by the State Division of Forestry. New residential development in high risk fire areas shall be required to be reviewed and conditioned by the Fire Warden to ensure that building materials, access, brush clearings and water storage capacity are adequate for fire flow and fire protection purposes. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.05.082 OF THE CZLUO.]	The proposed project is located within a high fire risk area. Based on review by CAL FIRE (2014), several standard measures are required, including access and construction standards, vegetation management, provision of fire suppression equipment and water supply, and approval of Fire Safety and Hazardous Materials storage plans. Based on incorporation of mitigation measures identified in EIR Section 4.7 and compliance with existing regulations, potential fire risk would be mitigated to less than significant.	Potentially consistent
Chapter 12: Archaeology		
Policy 1: Protection of Archaeological Resources. The county shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]	As discussed in EIR Section 4.4 Cultural Resources, development of the project site would avoid significant cultural resources in the area. Mitigation is identified, including monitoring of initial grading activities to ensure the protection and management of unknown subsurface resources that may be encountered. Due the historic grading that occurred throughout most of the project site, the potential for unknown resource discovery is low.	Potentially consistent
Policy 2: Vandalizing of Resources. Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites and unauthorized collecting of artifacts, shall be prohibited. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]	The proposed project avoids all documented cultural resources in the area. No trails or public access areas are located proximate to existing sites, which are located outside of the property boundaries.	Potentially consistent
Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas. Development shall require a	The results of archaeological surveys conducted within and adjacent to the project site are summarized in EIR	Potentially consistent

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preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture prior to a determination of the potential environmental impacts of the project. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.106 OF THE CZLUO.]	Section 4.4 Cultural Resources.	
<p>Policy 5: Mitigation Techniques for Preliminary Site Survey before Construction. Where substantial archaeological resources are found as a result of a preliminary site survey before construction, the county shall require a mitigation plan to protect the site. Some examples of specific mitigation techniques include:</p> <ol style="list-style-type: none"> Project redesign could reduce adverse impacts of the project through relocation of open space, landscaping or parking facilities. Preservation of an archaeological site can sometimes be accomplished by covering the site with a layer of fill sufficiently thick to insulate it from impact. This surface can then be used for building that does not require extensive foundations or removal of all topsoil. When a project impact cannot be avoided, it may be necessary to conduct a salvage operation. This is usually a last resort alternative because excavation, even under the best conditions, is limited by time, costs and technology. Where the chosen mitigation measure necessitates removal of archaeological resources, the county shall require the evaluation and proper deposition of the findings based on consultation with a qualified archaeologist knowledgeable in the Chumash culture. A qualified archaeologist knowledgeable in the Chumash culture may need to be on-site during initial grading and utility trenching for projects within sensitive areas. <p>[THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.07.106 OF THE CZLUO.]</p>	Development of the project would avoid significant cultural resources; however, due to the cultural sensitivity of the area, mitigation is included requiring monitoring of initial grading to ensure no subsurface resources are present. In the event undocumented resources are uncovered, protection and management of the resources would occur pursuant to a County-approved monitoring plan and CZLUO regulations.	Potentially consistent
<p>Policy 6: Archaeological Resources Discovered during Construction or through Other Activities. Where substantial archaeological resources are discovered during construction of new development, or through non-permit related activities (such as repair and maintenance of public works projects) all activities shall cease until a qualified archaeologist knowledgeable in the Chumash culture can determine the significance of the resource and submit</p>	Implementation of the proposed project would comply with this existing standard, which would be ensured through archaeological monitoring conducted during initial ground disturbance.	Potentially consistent

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alternative mitigation measures. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTIONS 23.05.140 AND 23.07.106 OF THE CZLUO.]		
Framework for Planning (Coastal Zone)		
Strategic Growth Goal 1: Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.		
<p>Objective 1 Environment – Maintain and protect a living environment that is safe, healthful and pleasant for all resident by:</p> <ul style="list-style-type: none"> a. Assuring the protection of coastal resources such as wetlands, coastal streams, forests, marine habitats, and threatened and endangered species. b. Keeping the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities. c. Preserving and sustaining important water resources, watersheds and riparian habitats. d. Giving highest priority to avoiding significant environmental impacts from development through site and project design and alternatives. Where such impacts cannot be avoided, minimize and mitigate them to the maximum extent feasible. 	<p>The proposed project is consistent with this objective because the project is designed to avoid sensitive coastal resources including coastal streams, oak woodland, and habitats for special-status species; the proposed landscape plan includes the use of native species consistent with natural habitats surrounding the area proposed for development, and includes stormwater management features, which would protect water quality both on and offsite. The proposed project would not induce growth, and would provide additional opportunities for coastal-dependent and visitor-serving activities.</p>	Potentially consistent
<p>Objective 2 Air Quality – Preserve, protect and improve the air quality of the county by:</p> <ul style="list-style-type: none"> a. Seeking to exceed or at least maintain the minimum state and federal ambient air quality standards. b. Mitigating to the extent feasible, potential adverse air quality impacts from new development using the best available technology. b. Minimizing the generation of air pollutants and greenhouse gases from existing and projected growth by promoting compact, urban infill development and discouraging leap-frog or rural sprawl development patterns, which can reduce travel time and distance. c. Implementing land use, circulation and infrastructure policies and programs that result in transportation alternatives to the single-passenger vehicle, in order to minimize travel time, distance and trip generation and reduce vehicle miles traveled. 	<p>The proposed project would generate emissions during the construction phase, which will require implementation of mitigation measures consistent with the SLOAPCD CEQA Handbook (2012). The project site is located within the Urban Services Line for Avila, is consistent with the land use category and the Port Master Plan and San Luis Obispo Coastal Area Plan, which include standards for campground development onsite, and would include measures to reduce long-term generation of GHG. Facilities to support the development and to serve existing and future visitors to the area would include a restaurant and market, which would potentially reduce the need for additional trips to access similar facilities outside of the area. The proposed development is designed to accommodate selective use of solar amenities where appropriate and outside of</p>	Potentially consistent

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<ul style="list-style-type: none"> d. Minimizing travel time and distance and trip generation by the location of land uses. e. Encouraging the use of alternative energy sources such as solar, wind, and wave technology to reduce the use of non-renewable resources. 	public view.	
<p>Objective 3 Open Space – Preserve urban and rural open space as an irreplaceable resource for future generations by:</p> <ul style="list-style-type: none"> a. Encouraging cooperation of governmental agencies, landowners, and non-profit organizations in the preservation of open space. b. Balancing the rights of individual property owners and need for open space. c. Encouraging better access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations. d. Protecting agricultural, natural and other rural areas between communities, and working with landowners and these communities to maintain rural character and land uses. 	The proposed project primarily limits development to areas currently disturbed or in use by the Harbor District. Surrounding undeveloped and natural areas would not be affected by the project. The project includes improved pedestrian access across Avila Beach Drive, and provides beneficial opportunities for coastal access for the public.	Potentially consistent
<p>Objective 4 Agriculture – Encourage the protection and use of agricultural land for the production of food, fiber and other agricultural commodities, and support the rural economy and locally-based commercial agriculture.</p>	The proposed development would occur within land designated Public Facilities, and does not include any feature that would be incompatible with grading or other agricultural activities in the immediate area.	Potentially consistent
<p>Objective 5 Conserve energy resources by:</p> <ul style="list-style-type: none"> a. Planning for energy efficiency and conservation through land use and transportation, and in subdivision and building. b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources. 	The proposed project would comply with energy conservation measures identified by the SLOAPCD (2012), including water and electricity conservation. The proposed development is designed to accommodate selective use of solar amenities where appropriate and outside of public view. The project is located near existing coastal-dependent and recreational land uses, adjacent to Avila Beach Drive and the community of Avila Beach..	Potentially consistent
<p>Objective 6 Population Growth – Provide for an environmentally sustainable rate of orderly development within the planned capacities of resources and services by:</p> <ul style="list-style-type: none"> a. Recognizing the impacts of land use and water consumption in a semi-arid climate. b. Developing and maintain information on population growth 	The proposed project would not induce growth, and is consistent with regional planning identified for the area in the County General Plan.	Potentially consistent

Table 3-1. Consistency with Plans and Policies

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<p>rates.</p> <ul style="list-style-type: none"> c. Maintaining a growth management system that protects communities and resources from the adverse effects of growth. d. Establishing a growth management rate annually according to the Growth Management Ordinance. e. Guiding allocated development to areas of the county capable of sustaining growth without adverse effects. f. Providing the lead time necessary to fund and put in place resources and public services necessary to support population growth, considering the availability of resources and the county’s and taxpayers’ financial ability to provide them. 		
<p>Strategic Growth Goal 2: Strengthen and direct development toward existing and strategically planned communities.</p>		
<p>Objective 1 Distribution of Land Uses – Plan for most future development to be within existing and strategically planned cities and communities by:</p> <ul style="list-style-type: none"> a. Maintaining rural areas in agriculture, low-intensity recreation, very low-density residential and open space uses, which will preserve and enhance a well-defined rural character. b. Avoiding establishing or expanding Residential Rural and Residential Suburban areas outside urban or village reserve areas. c. Creating active and vital urban environments that are attractive and compact, with the arrangements of structures and open space appropriate to the size and scale of each community. d. Create complete communities with appropriate areas for housing, commerce, civic uses, schools, recreation and open spaces. e. Implementing policies to determine where growth should occur, and to clearly distinguish between urban, village, and outlying rural areas. 	<p>The proposed project, as designed, is consistent with regional planning documents including the Port San Luis Master Plan and San Luis Bay Coastal Area Plan. The proposed use is consistent with the coastal-dependent and visitor-serving uses in the area, and includes amenities that will be designed to be compatible with the visual character of the area, including architectural features and building scale.</p>	<p>Potentially significant</p>
<p>Objective 3 Public Services and Facilities – Avoid the use of public resources, services, and facilities beyond their renewable capacities.</p> <ul style="list-style-type: none"> a. Planning for and monitoring new development through the Resource Management System and growth management strategies, to ensure that resource demands will not exceed existing and planned capacities, or service levels. 	<p>The project would result in additional demand for public services and utilities including fire and police protection, energy consumption, use of water resources, and generation of wastewater. Based on the analysis in the EIR, the project would not require the construction or expansion of existing service facilities or infrastructure, and would not generate demand exceeding identified</p>	<p>Potentially consistent</p>

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<ul style="list-style-type: none"> b. Sharing the cost of additional services and facilities fairly among those who most immediately benefit and the entire community. c. Locating new public service facilities as close as possible to the users. If facilities are necessary in rural areas, allow for sufficient buffers to protect environmentally sensitive and agricultural areas. d. Planning new land uses that avoid overburdening existing resources, services and facilities. e. Providing adequate community amenities, parks, natural areas and trails in support of new development, which will support a high quality of life and a compact form of community development. 	<p>allocation limits. The project would result in a beneficial effect on recreational resources by providing opportunities for coastal access, including group gathering areas for picnics and educational opportunities and pedestrian crossings to the beach area. The project provides low-cost overnight accommodations on the coast as required by the RV/campsite and hotel/campsite ratios, which would reduce unmet demand for such facilities in the area and would enhance public access to the coast.</p>	
<p>Objective 6 Visitor Serving, Recreation, and Resort Development – Preserve and enhance visitor opportunities in appropriate locations as an important part of the coastal economy by:</p> <ul style="list-style-type: none"> a. Requiring that new destination resorts and recreational development such as hotels, conference centers, and golf courses be located within or adjacent to urban or village areas, or existing visitor destination points. b. Allowing limited small scale recreational development such as motels, restaurants, parks, and beaches in rural areas - if consistent with all other provisions of the coastal program. c. Implementing the California Coastal Act by acknowledging that visitor serving facilities have priority over private residential, non-visitor serving commercial or industrial development, but not over agriculture or coastal dependent industry. d. Recognizing that while visitor serving uses are encouraged by the California Coastal Act, they shall not exceed resource capabilities, conflict with agricultural uses, or be permitted when adverse environmental effects may result. e. Carefully balancing the needs of visitors, businesses, and local residents. f. Periodically reviewing the location of 'V'- Visitor Serving Overlay classifications during the Plan update process. 	<p>The proposed project is consistent with identified objectives and policies because the project would: be located within a the Urban Services Line for Avila Beach; provides visitor-serving facilities (including low-cost, low-impact overnight accommodations) and amenities within the Coastal Zone including camping and marine storage, and would not have an adverse effect on agriculture or other coastal dependent uses including recreation, boating, and fishing; water demand and wastewater generation for the proposed development would be within estimates generated for the Port San Luis area and would not exceed specified allocations and capacity; and balances the needs of future users, visitors, and workers in the immediate area through use of appropriate setbacks, limitations on portable generator use, and site design.</p>	Potentially consistent

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Coastal Zone Land Use Ordinance (Title 23)		
Chapter 5: Site Development Standards		
<p data-bbox="205 440 552 467">23.05.034 – Grading Standards</p> <p data-bbox="205 472 919 578">All excavations and fills, whether or not subject to the permit requirements of this title, shall be conducted in accordance with the provisions of Sections 7009 through 7013 of the Uniform Building Code, and the following standards:</p> <p data-bbox="205 583 919 1422"> a. Area of cuts and fills: Cuts and fills shall be limited to the minimum amount necessary to provide stable embankments for required parking areas or street rights-of-way, structural foundations, and adequate residential yard area or outdoor storage or sales area incidental to a non-residential use. b. Grading for siting of new development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes less than 20% except: <ol style="list-style-type: none"> <li data-bbox="254 808 919 886">(1) Existing lots in the Residential Single-Family category, if a residence cannot feasibly be sited on a slope less than 20%; and <li data-bbox="254 894 919 1000">(2) When grading of an access road or driveway is necessary to provide access to building site with less than 20% slope, and where there is no less environmentally damaging alternative; and <li data-bbox="254 1008 919 1422">(3) Grading adjustment. Grading on slopes between 20% and 30% may occur by Minor Use Permit or Development Plan approval subject to the following: <ol style="list-style-type: none"> <li data-bbox="302 1089 919 1308">(i) The applicable review body has considered the specific characteristics of the site and surrounding area including: the proximity of nearby streams or wetlands, erosion potential, slope stability, amount of grading necessary, neighborhood drainage characteristics, and measures proposed by the applicant to reduce potential erosion and sedimentation. <li data-bbox="302 1317 919 1395">(ii) Grading and erosion control plans have been prepared by a registered civil engineer and accompany the request to allow the grading adjustment. <li data-bbox="302 1403 919 1422">(iii) It has been demonstrated that the proposed grading is </p>	<p data-bbox="957 440 1549 1097">Implementation of the project requires mass grading on existing steep terraced slopes to remediate potential hazards including landslides and soil contamination. Existing conditions onsite include un-natural terraces. Proposed grading would create softened terraces, which would be vegetated with native species to facilitate improved consistency with the surrounding landscape compared to existing conditions. These actions require review by the County of San Luis Obispo, including approval and issuance of Coastal Development Permit and Grading Permits pursuant to this code. Coastal streams are located onsite or proximate to the project site, and measures are proposed to ensure long-term slope stability, erosion control and protection of water quality during construction and for the life of the project, and maintenance of 50-foot minimum vegetated buffers between the development and coastal streams (refer to EIR Chapter 2 and associated project plans and EIR Sections 4.3 Biological Resources, 4.7 Geology and Soils, 4.7 Hazards and Hazardous Materials, and 4.8 Hydrology and Water Quality). The proposed project includes a preliminary drainage plan including incorporation of LID measures and BMPs to reduce the potential for erosion.</p>	Potentially consistent

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sensitive to the natural landform of the site and surrounding area.		
(iv) It has been found that there is no other feasible method of establishing an allowable use on the site without grading on slopes between 20% and 30%.		
c. Grading adjacent to Environmentally Sensitive Habitats.		
Grading shall not occur within 100 feet of any Environmentally Sensitive Habitat except:		
(1) Where a setback adjustment has been granted as set forth in Sections 23.07.172d(2) (Wetlands) or 23.07.174d(2) (Streams and Riparian Vegetation) of this title; or		
(2) Within an urban service line when grading is necessary to locate a principally permitted use and where the approval body can find that the application of the 100-foot setback would render the site physically unsuitable for a principally permitted use. In such cases, the 100-foot setback shall only be reduced to a point where the principally-permitted use, as modified as much as practical from a design standpoint, can be located on the site. In no case shall grading occur closer than 50 feet from the Environmentally Sensitive Habitat or as allowed by planning area standard, whichever is greater.		
d. Landform alterations within public view corridors. Grading, vegetation removal and other landform alterations shall be minimized on sites located within areas determined by the Planning Director to be a public view corridors from collector or arterial roads. Where feasible, contours of finished grading are to blend with adjacent natural terrain to achieve a consistent grade and appearance.		
e. Final contours: Contours, elevations and shapes of finished surfaces are to be blended with adjacent natural terrain to achieve a consistent grade and natural appearance. Border of cut slopes and fills are to be rounded off to a minimum radius of five feet to blend with the natural terrain.		
f. Grading near watercourses: Grading, dredging or diking (consistent with Section 23.07.174) shall not alter any intermittent or perennial stream, or natural body of water shown on any USGS 7-1/2 minute map, except as permitted through approval of a county drainage plan and a streambed alteration permit from the California Department of Fish and Game issued		

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<p>under Sections 1601 or 1602 of the Fish and Game Code. (Additional standards are contained in Sections 23.07.172 through 174 of this title.) Watercourses shall be protected as follows:</p>		
<ol style="list-style-type: none"> (1) Watercourses shall not be obstructed unless an alternate drainage facility is approved. (2) Fills placed within watercourses shall have suitable protection against erosion during flooding. (3) Grading equipment shall not cross or disturb channels containing live streams without siltation control measures approved by the County Engineer in place. (4) Excavated materials shall not be deposited or stored in or alongside a watercourse where the materials can be washed away by high water or storm runoff. 		
<p>g. Revegetation: Where natural vegetation has been removed through grading in areas not affected by the landscape requirements (Section 23.04.180 et seq. - Landscape, Screening and Fencing), and that are not to be occupied by structures, such areas are to be replanted as set forth in this subsection to prevent erosion after construction activities are completed. [Amended 1993, Ord. 2649]</p>		
<ol style="list-style-type: none"> (1) Preparation for revegetation: Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the site and protected from erosion while grading operations are underway, provided that such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments or building pads to provide a suitable base for seeding and planting. 		
<ol style="list-style-type: none"> (2) Methods of revegetation: Acceptable methods of revegetation include hydro-mulching, or the planting of rye grass, barley or other seed with equivalent germination rates. Where lawn or turf grass is to be established, lawn grass seed or other appropriate landscape cover is to be sown at not less than four pounds to each 1,000 square feet of land area. Other revegetation methods offering equivalent protection may be approved by the Building Official. Plant materials shall be watered at intervals sufficient to assure survival and growth. Native plant 		

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<p>materials are encouraged to reduce irrigation demands. Where riparian vegetation has been removed, riparian plant species shall be used for revegetation.</p> <p>(3) Timing of revegetation measures: Permanent revegetation or landscaping should begin on the construction site as soon as practical and shall begin no later than six months after achieving final grades and utility emplacements. [Amended 2006, Ord. 3082]</p>	<p>Implementation of the proposed project would require mass grading, and incorporation of erosion and sedimentation control measures both during construction and for the life of the project. Preliminary plans identify erosion control measures, which would be further refined through grading plan review by the County and RWQCB, consistent with existing regulations including the CZLUO. Long-term slope stability would be achieved pursuant to implementation of recommendations and mitigation measures identified in EIR Section 4.5 Geology and Soils.</p>	Potentially consistent
<p>23.05.036 – Sedimentation and Erosion Control</p> <p>a. Sedimentation and erosion control plan required: Submittal of a sedimentation and erosion control plan for review and approval by the County Engineer is required when:</p> <p>(1) Grading requiring a permit is proposed to be conducted or left in an unfinished state during the period from October 15 through April 15; or</p> <p>(2) Land disturbance activities, including the removal of more than one-half acre of native vegetation are conducted in geologically unstable areas, on slopes in excess of 30%, on soils rated as having severe erosion hazard, or within 100 feet of any water course shown on the most current 7-1/2 minute USGS quadrangle map.</p> <p>(3) The placing or disposal of soil, silt, bark, slash, sawdust or other organic or earthen materials from logging, construction and other soil disturbance activities above or below the anticipated high water line of a watercourse where they may be carried into such waters by rainfall or runoff in quantities deleterious to fish, wildlife or other beneficial uses.</p> <p>When a sedimentation and erosion control plan is required, none of the activities described in subsections a(1) through a(3) above shall be commenced until such plan is approved by the County Engineer pursuant to this section.</p> <p>b. Sedimentation and erosion control plan preparation and processing: Sedimentation and erosion control plans shall address both temporary and final measures and shall be submitted to the County Engineer for review and approval. When such plans are required, they shall be prepared by a registered civil engineer or other qualified professional approved by the County Engineer. Such plans shall be</p>	<p>Implementation of the proposed project would require mass grading, and incorporation of erosion and sedimentation control measures both during construction and for the life of the project. Preliminary plans identify erosion control measures, which would be further refined through grading plan review by the County and RWQCB, consistent with existing regulations including the CZLUO. Long-term slope stability would be achieved pursuant to implementation of recommendations and mitigation measures identified in EIR Section 4.5 Geology and Soils.</p>	Potentially consistent

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<p>prepared in accordance with the San Luis Obispo County Standard Improvement Specifications and Drawings. Sedimentation and erosion control plans may be incorporated into and approved as part of a grading, drainage or other improvement plan, but must be clearly identified as a sedimentation and erosion control plan. Selection of appropriate control measures shall be based upon evaluation of project design, site conditions, pre-development erosion rates and the environmental sensitivity of adjacent areas.</p> <p>c. Plan check, inspection, and completion: Where required by the County Engineer, the applicant is to execute a plan check and inspection agreement with the county and the sedimentation and erosion control facilities inspected and approved before a certificate of occupancy is issued.</p> <p>d. Sedimentation and erosion control measures: The control of sedimentation and erosion shall include but is not limited to the use of the following:</p> <p>(1) Slope surface stabilization:</p> <p>(i) Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect exposed erodible areas during construction.</p> <p>(ii) Earth or paved interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.</p> <p>(2) Erosion and sedimentation control devices: In order to prevent polluting sedimentation discharges, erosion and sediment control devices shall be installed as required by the County Engineer for all grading and filling. Control devices and measures that may be required include, but are not limited to energy absorbing structures or devices to reduce the velocity of runoff water.</p> <p>(3) Final erosion control measures: Within 30 days after completion of grading, all surfaces disturbed by vegetation removal, grading, haul roads, or other construction activity that alters natural vegetative cover, are to be revegetated to control erosion, unless covered with impervious or other improved surfaces authorized by approved plans. Erosion controls may include any combination of mechanical or vegetative measure, including those described in USDA</p>		

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>Soil Conservation Service Bulletin 347.</p> <p>e. Off-site effects. Grading operations shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.</p>		
<p>23.05.064 – Tree Removal Standards</p> <p>Applications for tree removal in accordance with Section 23.05.062 are to be approved only when the following conditions are satisfied:</p> <p>a. Tagging required. Trees proposed for removal shall be identified for field inspection by means of flagging, staking, paint spotting or other means readily visible but not detrimental to a healthy tree.</p> <p>b. Removal criteria. A tree may be removed only when the tree is any of the following:</p> <ol style="list-style-type: none"> (1) Dead , diseased beyond reclamation, or hazardous; (2) Crowded, with good horticultural practices dictating thinning; (3) Interfering with existing utilities, structures or right-of-way improvements; (4) Obstructing existing or proposed improvements that cannot be reasonably designed to avoid the need for tree removal; (5) Inhibiting sunlight needed for either active or passive solar heating or cooling, and the building or solar collectors cannot be oriented to collect sufficient sunlight without total removal of the tree; (6) In conflict with an approved fire safety plan where required by Section 23.05.080; (7) To be replaced by a tree that will provide equal or better shade, screening, solar efficiency or visual amenity within a 10-year period, as verified in writing by a registered landscape architect, licensed landscaping contractor or certified nurseryman. <p>c. Replacement. Any tree removed to accommodate new development or because it is a safety hazard shall be replaced, in a location on the site and with a species common to the community, as approved by the Planning Director.</p> <p>d. Tree removal within public view corridors. Tree removal within public view corridors (areas visible from collector or</p>	<p>Proposed tree removal would be limited to ornamental and pine species and Eucalyptus. All tree removal would occur pursuant to conditions identified by the County through review of the Coastal Development Permit, consistent with CZLUO regulations. Native trees would remain, and the site would be re-vegetated with native trees and other vegetation, which addresses policies related to visual resources and visual character.</p>	<p>Potentially consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>arterial roads) shall be minimized in accordance with Visual and Scenic Resources Policy 5.</p> <p>e. Preservation of trees and natural vegetation. New development shall incorporate design techniques and methods that minimize the need for tree removal.</p>		
<p>23.05.086 – Fire Safety Standards In areas where fire protection is provided by the San Luis Obispo County Fire Department/California Department of Forestry and Fire Protection, new uses shall comply with applicable provisions of the Uniform Fire Code, 1988 Edition, or such later edition as adopted by an ordinance of San Luis Obispo County. In areas where fire protection is provided by another official agency (e.g., a community services district, etc.), new uses shall comply with such fire safety standards as required by the fire protection agency.</p>	<p>The project site is within a high fire hazard area, and the project is subject to review and approval by CAL FIRE, which shall ensure compliance with current regulations.</p>	Potentially consistent
<p>23.05.140 – Archeological Resources Discovery: In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:</p> <p>a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.</p> <p>b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.</p>	<p>All grading and construction activities shall comply with this existing standard. Archaeological monitoring shall occur during initial ground disturbance (refer to EIR Section 4.4. Cultural Resources).</p>	Potentially consistent
Chapter 7: Combining Designation Standards		
<p>23.07.080 – Geologic Study Area (GSA) A Geologic Study Area combining designation is applied by the Official Maps (Part III) of the Land Use Element, to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. These standards are applied where the following conditions exist:</p> <p>a. Seismic hazard: Areas of seismic (earthquake) hazard are identified through the application of an Earthquake Fault Zone.</p>	<p>The project site is located within a Geology Study Area (GSA) As discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide, fault, seismic, soils, and slope stability hazards. Based on compliance with existing regulations including the Uniform Building Code, and compliance with recommendations and mitigation measures identified in the EIR, potential hazards would be</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>Earthquake Fault Zones are established by the state geologist as required by Sections 2621 et seq. of the Public Resources Code (the Alquist-Priolo Earthquake Fault Zones Act), and are identified in the Land Use Element (Part II);</p> <p>b. Landslide hazard: Areas within urban and village reserve lines, identified by the Seismic Safety Element as being subject to moderately high to high landslide risk, and rural areas subject to high landslide risk;</p> <p>c. Liquefaction hazard: Areas identified by the Seismic Safety Element as being subject to soil liquefaction.</p> <p>d. Erosion and stability hazard – coastal bluffs: Areas along the coast with coastal bluffs and cliffs greater than 10 feet in vertical relief that are identified in the Coastal Erosion Atlas, prepared by the California State Department of Navigation and Ocean Development (1977), in accordance with Hazards Policy No. 7 of the Local Coastal Plan.</p>	mitigated to less than significant.	
<p>23.07.082 – Applicability of GSA Standards: The standards of Sections 23.07.084 through 23.08.086 apply to all land uses for which a permit is required, <u>except</u>:</p> <p>a. One single-family residence, not exceeding two stories, when not constructed in conjunction with two or more residences by a single contractor or owner on a single parcel or abutting parcels, unless the site is located in an area subject to liquefaction or landslide.</p> <p>b. Alterations or additions to any structure, the value of which does not exceed 50% of the assessed value of the structure in any 12-month period, except where the site is adjacent to a coastal bluff.</p>	The project site is located within a GSA designation, and is subject to the applicable standards identified in the CZLUO.	Potentially consistent
<p>23.07.086 – Geologic Study Area Special Standards: All uses within a Geologic Study Area are to established and maintained in accordance with the following, as applicable:</p> <p>a. Grading: Any grading not otherwise exempted from the permit requirements of Sections 23.05.020 et seq. (Grading) is to be performed as engineered grading under the provisions of those sections.</p> <p>b. Seismic hazard areas: As required by California Public Resources Code Sections 2621 et seq. and California Administrative Code Title 14, Sections 3600 et seq., no</p>	The project site is located within a GSA designation, and is subject to the applicable standards identified in the CZLUO. Recommendations identified in the Geology / Geologic Hazards Review (Earth Systems Pacific 2014) are incorporated into the EIR analysis, and shall be implemented during development of final grading and construction plans to ensure compliance with the CZLUO (refer to EIR Section 4.5 Geology and Soils).	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>structure intended for human occupancy shall be located within 50 feet of an active fault trace within an Earthquake Fault Zone.</p> <p>c. Erosion and geologic stability: New development shall insure structural stability while not creating or contributing to erosion, sedimentation or geologic instability.</p>		
<p>23.07.104 – Archaeologically Sensitive Areas: To protect and preserve archaeological resources, the following procedures and requirements apply to development within areas of the coastal zone identified as archaeologically sensitive.</p> <p>a. Archaeologically sensitive areas. The following areas are defined as archaeologically sensitive:</p> <ol style="list-style-type: none"> (1) Any parcel within a rural area which is identified on the rural parcel number list prepared by the California Archaeological Site Survey Office on file with the county Planning Department. (2) Any parcel within an urban or village area which is located within an archeologically sensitive area as delineated by the official maps (Part III) of the Land Use Element. (3) Any other parcel containing a known archaeological site recorded by the California Archaeological Site Survey Office. <p>b. Preliminary site survey required. Before issuance of a land use or construction permit for development within an archaeologically sensitive area, a preliminary site survey shall be required. The survey shall be conducted by a qualified archaeologist knowledgeable in local Native American culture and approved by the Environmental Coordinator. The County will provide pertinent project information to the Native American tribe(s).</p> <p>c. When a mitigation plan is required. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by a qualified archaeologist. The County will provide pertinent project information to the Native American tribe(s) as appropriate. The purpose of the plan is to protect the resource. The plan may recommend the need for further study, subsurface testing, monitoring during construction activities, project redesign, or other actions to mitigate the impacts on the</p>	<p>The project site is located within the Archaeologically Sensitive (AS) combining designation overlay. The project site and surrounding areas were surveyed by a qualified archaeologist, and the project was sited to avoid impacts to documented archaeological sites. Mitigation is identified, including monitoring of initial ground disturbance, to ensure proper protection and management of unknown significant resources (refer to EIR Section 4.4 Cultural Resources).</p>	<p>Potentially consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>resource. Highest priority shall be given to avoiding disturbance of sensitive resources. Lower priority mitigation measures may include use of fill to cap the sensitive resources. As a last resort, the review authority may permit excavation and recovery of those resources. The mitigation plan shall be submitted to and approved by the Environmental Coordinator, and considered in the evaluation of the development request by the Review Authority.</p>		
<p>d. Archeological resources discovery. In the event archeological resources are unearthed or discovered during any construction activities, the standards of Section 23.05.140 of this title shall apply. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist reviewed and approved by the Environmental Coordinator, is completed and implemented. The County will provide pertinent project information to the affected Native American tribe(s) and consider comments prior to approval of the mitigation plan. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Environmental Coordinator prior to occupancy or final inspection, whichever occurs first.</p>		
<p>23.07.160 – Sensitive Resource Area (SRA): The Sensitive Resource Area combining designation is applied by the Official Maps (Part III) of the Land Use Element to identify areas with special environmental qualities, or areas containing unique or endangered vegetation or habitat resources. The purpose of these combining designation standards is to require that proposed uses be designed with consideration of the identified sensitive resources, and the need for their protection, and, where applicable, to satisfy the requirements of the California Coastal Act. The requirements of this title for Sensitive Resource Areas are organized into the following sections:</p> <ul style="list-style-type: none"> 23.07.162 Applicability of Standards 23.07.164 SRA Permit and Processing Requirements 23.07.166 Minimum Site Design and Development Standards 23.07.170 Environmentally Sensitive Habitats 	<p>The project site is located within the SRA combining designation. ESHA includes an LCP-designated coastal stream west of the western property boundary (east of Diablo Canyon Road) and potentially an undesignated coastal stream within the far eastern portion of the property. Specific standards are addressed below.</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
23.07.172 Wetlands 23.07.174 Streams and Riparian Vegetation 23.07.176 Terrestrial Habitat Protection 23.07.178 Marine Habitats		
<p>23.07.166 – Minimum Site Design and Development Standards: All uses within a Sensitive Resource Area shall conform to the following standards:</p> <ul style="list-style-type: none"> a. Surface mining is not permitted except in areas also included in an Energy and Extractive Resource Area combining designation by the Land Use Element. Where the dual designation exists, surface mining is allowed only after approval of surface mining permit and reclamation plan, approved in accordance with Section 23.08.180. b. Shoreline areas shall not be altered by grading, paving, or other development of impervious surfaces for a distance of 100 feet from the mean high tide line, 75 feet from any lakeshore, or 50 feet from any streambank, except where authorized through Development Plan approval. Where the requirements of the California Department of Fish and Game or other public agency having jurisdiction are different, the more restrictive regulations shall apply. Special requirements for setbacks from wetlands, streams, and the coastline are established by Sections 23.07.172 through 23.07.178. c. Construction and landscaping activities shall be conducted to not degrade lakes, ponds, wetlands, or perennial watercourses within an SRA through filling, sedimentation, erosion, increased turbidity, or other contamination. d. Where an SRA is applied because of prominent geological features visible from off-site (such as rock outcrops), those features are to be protected and remain undisturbed by grading or development activities. e. Where an SRA is applied because of specified species of trees, plants or other vegetation, such species shall not be disturbed by construction activities or subsequent operation of the use, except where authorized by Development Plan approval. 	<p>The proposed project incorporates a minimum 50-foot buffer from designated and un-designated coastal streams. Only the perimeter of low-impact, resource-dependent passive camping areas would be located within 50 feet of the eastern coastal stream; no grading or development would occur. The project preserves native oak trees onsite, and would only affect the fringes of coastal scrub. The landscape plan incorporates native trees and vegetation consistent with native habitats in the area, and contiguous with existing habitats to the north and east. Grading and development shall be subject to existing regulations to protect water quality, and additional mitigation measures are proposed to prevent accidental disturbance or pollutant discharges (refer to EIR Sections 4.1 Aesthetic Resources, 4.3 Biological Resources, 4.5 Geology and Soils, and 4.7 Hydrology and Water Quality).</p>	Potentially consistent
<p>23.07.170 – Environmentally Sensitive Habitats: e. Development standards for environmentally sensitive</p>	<p>The proposed project would not directly affect ESHA, and would comply with existing standards, including a</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>habitats. All development and land divisions within or adjacent to an Environmentally Sensitive Habitat Area shall be designed and located in a manner which avoids any significant disruption or degradation of habitat values. This standard requires that any project which has the potential to cause significant adverse impacts to an ESHA be redesigned or relocated so as to avoid the impact, or reduce the impact to a less than significant level where complete avoidance is not possible.</p> <p>(1) Development within an ESHA. In those cases where development within the ESHA cannot be avoided, the development shall be modified as necessary so that it is the least environmentally damaging feasible alternative. Development shall be consistent with the biological continuance of the habitat. Circumstances in which a development project would be allowable within an ESHA include:</p> <ul style="list-style-type: none"> i. Resource dependent uses. New development within the habitat shall be limited to those uses that are dependent upon the resource. ii. Coastal accessways. Public access easements and interpretive facilities such as nature trails which will improve public understanding of and support for protection of the resource. iii. Incidental public services and utilities in wetlands. Essential incidental public services and utilities pursuant to ESHA Policy 13 and CZLUO Section 23.07.172(e). iv. Habitat creation and enhancement. Where the project results in an unavoidable loss (i.e., temporary or permanent conversion) of habitat area, replacement habitat and/or habitat enhancements shall be provided and maintained by the project applicant. Plans for the creation of new habitat, or the enhancement of existing habitat, shall consider the recommendations of the California Coastal Commission, the California Department of Fish and Game and/or U.S. Fish and Wildlife Service. Generally, replacement habitat must be provided at recognized ratios to successfully reestablish the habitat at its previous size, or as is deemed appropriate in the particular biologic 	<p>50-foot setback and buffer zone between the proposed use and the coastal streams. Existing habitat between the streams and the project would remain in place, or would be enhanced with native vegetation complimentary to the natural habitat (coastal scrub). The eastern edge of the walk-in campsite would be located within the 50-foot buffer. Low-impact campsites (passive recreation) including tents, picnic tables, and fire pits would be located within the walk-in camp areas, and would not require site alteration to accommodate the use. Such campsites constitute a resource-dependent use. Potentially significant indirect impacts including sediment and pollutant discharge would be mitigated through compliance with existing standards to protect water quality and incorporation of identified mitigation measures including construction monitoring, erosion and sedimentation control measures, and hazards containment and clean-up measures.</p>	

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>assessment(s) for the impacted site. Replacement and/or enhanced habitat, whenever feasible, shall be of the same type as is lost ("same-kind") and within the same biome ("same-system"), and shall be permanently protected by a deed restriction or conservation easement.</p> <p>v. Restoration of damaged habitats. Restoration or management measure required to protect the resource. Projects located within or adjacent to environmentally sensitive habitat areas that have been damaged shall be conditioned to require the restoration, monitoring and long-term protection of such habitat areas through a restoration plan and an accompanying deed restriction or conservation easement. Where previously disturbed but restorable habitat for rare and sensitive plant and animal species exists on a site that is surrounded by other environmentally sensitive habitat areas, these areas shall be delineated and considered for restoration as recommended by a restoration plan.</p> <p>(2) Development in ESHA to avoid takings. If development in an ESHA must be allowed to avoid an unconstitutional taking, then all of the following standards shall apply with respect to such development:</p> <p>i. Avoidance of a takings. The amount and type of development allowed shall be the least necessary to avoid a takings.</p> <p>ii. Impacts avoided/minimized. All development in and impacts to ESHA shall be avoided to the maximum extent feasible. Any unavoidable impacts shall be limited to the maximum extent feasible.</p> <p>iii. Mitigation required. All adverse impacts to the ESHA shall be fully mitigated.</p>		
<p>23.07.174 – Streams and Riparian Vegetation Coastal streams and adjacent riparian areas are environmentally sensitive habitats. The provisions of this section are intended to preserve and protect the natural hydrological system and ecological functions of coastal streams.</p> <p>a. Development adjacent to a coastal stream. Development</p>	<p>The proposed project would be located a minimum of 50 feet from identified coastal streams. An LCP-designated coastal stream is located east of Diablo Canyon Road and west of the project property line; this stream flows into a culvert located approximately 350 feet northwest of Avila Beach Drive. The stream flows through riparian</p>	<p>Potentially consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>adjacent to a coastal stream shall be sited and designed to protect the habitat and shall be compatible with the continuance of such habitat.</p> <p>b. Limitation on streambed alteration: Channelization, dams or other substantial alteration of stream channels are limited to:</p> <ol style="list-style-type: none"> (1) Necessary water supply projects, provided that quantity and quality of water from streams shall be maintained at levels necessary to sustain functional capacity of streams, wetlands, estuaries and lakes. (A "necessary" water project is a project that is essential to protecting and/or maintaining public drinking water supplies, or to accommodate a principally permitted use as shown on Coastal Table "O" where there are no feasible alternatives. (2) Flood control projects, including maintenance of existing flood control channels, where such protection is necessary for public safety or to protect existing commercial or residential structures, when no feasible alternative to streambed alteration is available; (3) Construction of improvements to fish and wildlife habitat; Streambed alterations shall not be conducted unless all applicable provisions of this title are met and if applicable, permit approval from the California Department of Fish and Game, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and California State Water Resources Control Board. <p>In addition, every streambed alteration conducted pursuant to this title shall employ the best mitigation measures where feasible, including but not limited to:</p> <ol style="list-style-type: none"> a. Avoiding the construction of hard bottoms; b. Using box culverts with natural beds rather than closed culverts to provide for better wildlife movement; and c. Pursuing directional drilling for pipes, cables, and conduits to avoid surface streambed disturbance. <p>c. Stream diversion structures: Structures that divert all or a portion of streamflow for any purpose, except for agricultural stock ponds with a capacity less than 10 acre-feet, shall be designed and located to not impede the movement of native fish or to reduce streamflow to a level that would significantly affect the production of fish and other stream organisms.</p>	<p>coast live oak woodland northwest of the project site, and continues through coastal scrub habitat adjacent to Diablo Canyon Road west of the project site. A second stream is located within the far eastern corner of the project site; this stream is not an LCP-designated coastal stream, but was treated as such during project development and analysis. This stream also flows through riparian coast live oak woodland north of the project site, and proceeds through coastal scrub within the project site. Actions within 100 feet of the coastal stream near Diablo Canyon Road includes grading, improvements and expansion of an existing Harbor District storage area, and native landscaping/restoration. These actions would not disrupt habitat present within the coastal streams because a minimum 50-foot buffer would be maintained, protection measures and biological monitoring would occur during construction (refer to EIR Section 4.3 Biological Resources), the proposed drainage plan includes the establishment of bioswales to collect and filter stormwater prior to discharge into the existing drainage system, which discharges onto the beach area (refer to EIR Section 4.8 Hydrology and Water Quality). The proposed low-impact, resource-dependent walk-in campsites and landscaping/restoration would be located within 100 feet of the coastal stream in the eastern portion of the project site; development of these campsites would not require grading for establishment, and would not include parking spaces within the camping area; vehicle parking for these uses would be provided to the west, outside of the 100-foot zone. Uses within the low-impact, resource dependent walk-in campsites would be limited to picnic tables, fire pits, and tents, which would not have an adverse effect on the function of the stream. In addition, an improved vegetative buffer would remain between the campsites and the stream. Vegetative trimming of oak trees may occur within the 100-foot zone as a result of CAL FIRE requirements for fuel management; standards are identified to protect the long-term survival of trimmed trees (refer to EIR Section 4.3 Biological Resources).</p>	

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>d. Riparian setbacks: New development shall be setback from the upland edge of riparian vegetation the maximum amount feasible. In the urban areas (inside the URL) this setback shall be a minimum of 50 feet. In the rural areas (outside the URL) this setback shall be a minimum of 100 feet. A larger setback will be preferable in both the urban and rural areas depending on parcel configuration, slope, vegetation types, habitat quality, water quality, and any other environmental consideration. These setback requirements do not apply to non-structural agricultural developments that incorporate adopted nest management practices in accordance with LUP Policy 26 for Environmentally Sensitive Habitats.</p> <p>(1) Permitted uses within the setback: Permitted uses are limited to those specified in Section 23.07.172d(1) (for wetland setbacks), provided that the findings required by that section can be made. Additional permitted uses that are not required to satisfy those findings include pedestrian and equestrian trails, and non-structural agricultural uses. All permitted development in or adjacent to streams, wetlands, and other aquatic habitats shall be designed and/or conditioned to prevent loss or disruption of the habitat, protect water quality, and maintain or enhance (when feasible) biological productivity. Design measures to be provided include, but are not limited to:</p> <ul style="list-style-type: none"> (i) Flood control and other necessary instream work should be implemented in a manner than minimizes disturbance of natural drainage courses and vegetation. (ii) Drainage control methods should be incorporated into projects in a manner that prevents erosion, sedimentation, and the discharge of harmful substances into aquatic habitats during and after construction. <p>(2) Riparian habitat setback adjustment: The minimum riparian setback may be adjusted through Minor Use Permit approval, but in no case shall structures be allowed closer than 10 feet from a stream bank, and provided the following findings can first be made:</p> <ul style="list-style-type: none"> (i) Alternative locations and routes are infeasible or more environmentally damaging; and 		

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<ul style="list-style-type: none"> (ii) Adverse environmental effects are mitigated to the maximum extent feasible; and (iii) The adjustment is necessary to allow a principal permitted use of the property and redesign of the proposed development would not allow the use with the standard setbacks; and (iv) The adjustment is the minimum that would allow for the establishment of a principal permitted use. <p>e. Alteration of riparian vegetation: Cutting or alteration of natural riparian vegetation that functions as a portion of, or protects, a riparian habitat shall not be permitted except:</p> <ul style="list-style-type: none"> (1) For streambed alterations allowed by subsections a and b above; (2) Where an issue of public safety exists; (3) Where expanding vegetation is encroaching on established agricultural uses; (4) Minor public works projects, including but not limited to utility lines, pipelines, driveways and roads, where the Planning Director determines no feasible alternative exists; (5) To increase agricultural acreage provided that such vegetation clearance will: <ul style="list-style-type: none"> (i) Not impair the functional capacity of the habitat; (ii) Not cause significant streambank erosion; (iii) Not have a detrimental effect on water quality or quantity; (iv) Be in accordance with applicable permits required by the Department of Fish and Game. (6) To locate a principally permitted use on an existing lot of record where no feasible alternative exists and the findings of Section 23.07.174d(2) can be made. 	<p>The proposed project includes 31 hotel/motel units, which may consist of yurts, cabins, casitas, or bungalows. The units would be subject to a 30-day stay limit. These uses would be in conjunction with Port San Luis facilities, and will be reviewed by the County of San Luis Obispo (Coastal Development Permit). Due to the nature of the site, on-site parking is proposed for the</p>	Potentially consistent
Chapter 8: Special (S) Uses		
<p>23.08.262 – Hotels, Motels:</p> <ul style="list-style-type: none"> a. Limitation on use. Transient lodgings in the Public Facilities category are limited to hotels and motels in conjunction with public airport or port facilities. b. Permit requirement. <ul style="list-style-type: none"> (1) Two to 39 units. Minor Use Permit approval, except that 	<p>The proposed project includes 31 hotel/motel units, which may consist of yurts, cabins, casitas, or bungalows. The units would be subject to a 30-day stay limit. These uses would be in conjunction with Port San Luis facilities, and will be reviewed by the County of San Luis Obispo (Coastal Development Permit). Due to the nature of the site, on-site parking is proposed for the</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>Development Plan approval is required for all hotels and motels in the Recreation category.</p> <p>(2) 40 or more units. Development Plan approval.</p> <p>c. Density. The density of a hotel or motel is not limited by this title except that a site for such use shall be designed to accommodate all proposed units while also satisfying all applicable height, setback, parking and other standards of this title and the Land Use Element without the need for modification, adjustment or variance of such standards.</p> <p>d. Parking. Hotels and motels shall provide off-street parking as set forth in Section 23.04.166c(9) (Transient Lodgings). In the event that a hotel or motel includes any facilities in addition to overnight units (e.g., restaurant, bar, meeting rooms, etc.), all additional facilities shall be provided off-street parking as required by Section 23.04.166c of this title, in addition to the parking required for the hotel or motel.</p>	<p>facility; off-site parking near Harford Pier and along Avila Beach Drive is currently provided for other existing visitors to the area, who may use the restaurant facility.</p>	
<p>23.08.266 – Recreational Vehicle (RV) Parks: The provisions of this section apply to all recreational vehicle parks and commercial campgrounds including any separate designated section of a mobile home park located in the Recreation category. These standards apply in addition to all applicable provisions of Title 25 of the California Administrative Code.</p> <p>a. Permit requirements. Development Plan approval, in addition to any permits required by the California State Department of Housing and Community Development.</p> <p>b. Location criteria. Approval of a Development Plan application by the Planning Commission is to include a finding that the recreational vehicle park will not be excessively visible from a public road or Residential use, or that such visibility will be acceptably mitigated.</p> <p>c. Minimum site area. RV Park site. 10 acres outside an urban or village reserve line; five acres within a reserve line. Individual RV spaces. 20 foot width; 750 square foot area.</p> <p>d. Density. The maximum density is to be 12 units per gross acre, not including any exterior public street right-of-way.</p> <p>e. Site design standards. (1) Setbacks. No part of a recreational vehicle is to be located</p>	<p>The proposed project includes 80 RV sites and 15 RV/RV cabins sites. These uses would be in conjunction with Port San Luis facilities, and will be reviewed by the County of San Luis Obispo (Coastal Development Permit). The campground facility, including RV spots, would be visible from Avila Beach Drive. As discussed in EIR Section 4.1 Aesthetic Resources, existing standards identified in the Port Master Plan and San Luis Bay Coastal Area Plan are incorporated into the project, and additional mitigation measures including siting of RV spots and standards for vegetative screening would be incorporated into final construction and landscape plans.</p> <p>The total acreage proposed for the RV and RV/Cabin sites would be approximately 2.7 acres, consistent with the standards. Individual spaces would comply with CZLUO standards.</p> <p>The total density of RV and RV/Cabin sites would be 105 spaces, which equates to 3.28 spaces per acre, consistent with the standard.</p> <p>No RV would be located closer than 250 feet from any</p>	<p>Potentially consistent</p>

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<p>closer than 25 feet to any street property line, and no closer than 30 feet to any interior property line. No RV or tent is to be located closer than 10 feet to any other RV or tent.</p> <p>(2) Recreation area and common open space. In addition to the required setbacks (subsection e (1), "destination" (intended for more than overnight use) RV parks are to include common areas for recreational use by park occupants. Such areas are to include landscaped, common open space for passive recreation, and active recreation facilities. Active recreation facilities may include swimming pools, tennis and handball courts, recreation buildings, and barbecue areas. Such recreation areas are to be provided as follows:</p> <ul style="list-style-type: none"> (i) Parks having uninterrupted pedestrian access to or located within 1,000 feet of a major public recreational facility including beach frontage, lakes or reservoirs are not required to provide recreation areas, except for playground facilities as specified by subsection (3) of this section. (ii) Parks located within one mile of major public recreational facilities or within 1,000 feet of public hiking or riding trails or forested areas are to provide 400 square feet of recreation or common open space per unit, of which 20% is to be designed for active recreation. (iii) Parks not meeting the criteria of subsections (2)(i) or (2)(ii) above are to provide 500 square feet of recreation or common open space per unit, of which 30 percent is to be designed for active recreation. <p>(3) Playgrounds. In addition to any recreation areas required by subsection e(2) of this section, at least one 800 square foot children's playground is to be provided for a park with 20 or more spaces, at a ratio of one such square foot area for each 60 RV spaces or campsites or fraction thereof. Such playground is to be equipped with any of the following: swings, slides, climbing structures of timber, concrete or other material finished to eliminate sharp edges and minimize splinters, or other equipment which is ridden.</p> <p>(4) Internal streets. The width and improvement of roads and</p>	<p>property line, consistent with the standard. Ten feet of separation between RVs and tents will be provided.</p> <p>The proposed project includes recreational and common open space areas including group gathering areas for picnics, barbecues, and educational purposes, consistent with the standard, including a 16,000-square foot commercial area, swimming pool/Jacuzzi, and internal trails and landscaped areas. The facility does not include a designated playground; however, the site is located directly across from a public beach area, and special considerations may be granted by the County due to site constraints, protection of ESHA, and proximity to available public coastal recreational opportunities.</p> <p>Internal roads are designed in compliance with County and CAL FIRE standards, including designated parking areas.</p> <p>Water supply would be provided, and would connect to existing service lines for campground users. Final determination of RV hook-ups would be determined through review by the County of San Luis Obispo, including provision of dumpsites.</p> <p>Comfort stations, including restrooms, are provided throughout the project site, and would meet specified setback standards.</p> <p>Based on the topography of the site, solid fencing is not currently proposed. Due to the topography of the site, and existing road cut adjacent to Avila Beach Drive, provision of a wall or fence along the front property line would not provide any visual screening of RVs and other facilities. The existing road cut blocks views of the site from most locations along Avila Beach Drive (an exception is views from eastbound Avila Beach Drive, near Diablo Canyon Road). From identified Key</p>	

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<p>driveways within an RV park is to be as follows:</p> <ul style="list-style-type: none"> (i) One way. 18 feet wide if road serves 60 spaces or more; 15 feet if road serves less than 60 spaces; 12 feet for one-way internal road between campsite clusters without individual space access. (ii) Two-way divided. 15 feet wide on each side of divider. (iii) Two-way. 24 feet wide. (iv) Parking. Parking along internal roadways is allowed only when a paved parking lane, eight feet wide is provided in addition to the roadway. (v) Road improvement standard. Two inches of A.C. plant mix over six inches of Class II Aggregate Base or equivalent structural section based on a Traffic Index of 4. For seasonal-occupancy parks in rural areas, or where density does not exceed 10 spaces per acre, double chip seal may be substituted for the two inches of A.C. Alternative hard-surface paving materials are allowable subject to approval by the County Engineer. <p>(5) Utilities.</p> <ul style="list-style-type: none"> (i) Water. All recreational vehicle spaces are to be provided water supply hookups. Tent camping spaces are to have water service for each 10 spaces, but not located within 20 feet of a designated tent site. When common water supply facilities are provided in the form of hose bibs, they are to be over a drain-equipped concrete pad, rock bed or other construction to prevent the creation of mud as a result of water supply use. (ii) Holding tank dump. All recreational vehicle parks are to be provided with one holding tank dumping facility for each 100 RV spaces or fraction thereof, to be located near park exits. (iii) Restrooms. No space or campsite is to be located closer than 25 feet, nor further than 400 feet from a public restroom facility. <p>(6) Fencing and screening. A solid wood or masonry six foot high solid fence, screen or hedge will be required along all property lines and front yard setbacks. In addition,</p>	<p>Viewpoints, the RVs would be located in the upper elevations, and would not benefit from property frontage fencing. Landscaping would be installed throughout the project site to mitigate visual impacts as seen from public roadways and recreational areas, consistent with the standard.</p>	

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<p>recreational vehicle spaces should be generally screened from adjacent properties and public roads by means of natural landscaping, terrain variations and distance. Where a proposed park will be visible from a major highway or freeway, additional screening landscaping will be required, which is to utilize plant materials with the capability of achieving 80% opacity within two years when viewed from the roadway. The Planning Commission may waive or adjust fencing and screening standards where terrain, natural vegetation or area character would make screening unnecessary or ineffective.</p> <p>(i) Street trees. Street trees are to be planted where the park abuts a public road right-of-way. Trees are to be planted at 20 foot intervals, or at more frequent intervals if appropriate for the species selected. Varied groupings are encouraged with linear plantings to be varied in setback.</p> <p>(ii) Interior trees. Trees are to be planted in the park interior in all common and recreation areas.</p>		
<i>San Luis Bay Coastal Area Plan</i>		
Port San Luis Districtwide Goals and Policies: A Harbor with protected, maintained, and enhanced resources that balances the environmental, social, and economic needs of the various user groups.		
<p>Development Approvals</p> <ol style="list-style-type: none"> Permit Requirement. All new development shall obtain Harbor District approval prior to seeking approval from the County of San Luis Obispo or the California Coastal Commission. Coastal Development Permitting Authority. All Port land-based properties are under the primary permitting jurisdiction of the County of San Luis Obispo, except for areas that have been previously filled or otherwise under jurisdiction of the California Coastal Commission. The California Coastal Commission retains permit jurisdiction for lands below the mean high tide line and where the public trust may exist (as shown in LCP Exhibit 8.6). Mitigation Measures. New development shall avoid significant adverse impacts to coastal resources. Where significant adverse impacts cannot be avoided, appropriate mitigation 	<p>The project is proposed by the Harbor District and Coastal Conservancy, and will require review and approval of a Coastal Development Permit from the County of San Luis Obispo. All mitigation measures identified in the Port Master Plan and Final Program EIR are incorporated by reference into the project and EIR analysis.</p>	Potentially consistent

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measures shall be implemented. Refer to Appendix J of the Port Master Plan for some examples of mitigation measures.		
Priorities, Services, And Facilities		
<p>1. Priorities for Development of Facilities and Allocation of Service Capacity. Use priorities and policies of the California Coastal Act when determining the appropriateness of proposed uses and developments and allocating service capacity. Prior to approval of any use that is not coastal dependent, the approval body shall make a finding that adequate resources and services are reserved for coastal dependent uses. Development will reflect the priorities according to the following classifications:</p> <p>a. Priority I. The first priority is to meet the needs of uses that derive their viability directly from proximity to the ocean including boating and fishing, Harbor operations, aquaculture and mariculture, beach activities, fish off-loading, and oceanfront recreational uses.</p> <p>b. Priority II. The secondary priority is to accommodate uses that relate to but do not require the presence of water including trailer boat storage, equipment rental, and seafood processing, as well as uses that provide for the needs of waterfront visitors and workers, such as overnight accommodations, restaurants, and parking.</p> <p>c. Priority III. The third priority is to accommodate those uses that do not otherwise fit into Priority I or Priority II uses, including marine research and education, offices or general retail.</p>	The proposed project would create visitor-serving facilities including marine-related storage, oceanfront recreational uses and overnight accommodations (including low-cost overnight accommodation campsites), restaurants, and parking consistent with these goals. While marine-related storage is not visitor-serving, it is a priority, coastal-dependent use.	Potentially consistent
<p>2. Service Capacity. Ensure proposed development of projects and related improvements are within the circulation and utility capacity available to the Harbor area or will be provided through a planned program of improvements. The following existing capacity limits are recognized for water and wastewater services, Avila Beach Drive road capacity, and parking:</p> <p>a. Water. Usage shall not exceed the existing 100 acre-feet per year (AFY) available to the Harbor District from its Lopez entitlement. The District shall not sell or otherwise dispose of this entitlement to any users except lessees, concessionaires, or other Harbor uses. A 5-acre-foot per year reserve is desired. Water requirements for fire</p>	As addressed in EIR Section 4.10 (Public Services and Utilities), the proposed project would not result in service or utility demands exceeding allowable limits under both project-specific and cumulative conditions (build-out of the Port San Luis Master Plan). Based on the traffic impact analysis (refer to EIR Section 4.11 Transportation and Traffic, and EIR Appendix G), the project would not generate traffic resulting in a deterioration of level of service under specified conditions (second week of May). The project provides on-site parking and would alleviate off-site parking demand.	Potentially consistent

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<p>protection shall comply with the adopted fire code for the County of San Luis Obispo.</p> <p>b. Wastewater. Wastewater generation shall not exceed available capacity owned by the Harbor District in the Avila Beach Community Services District wastewater treatment plant and/or other such facility as may be constructed to expand wastewater treatment capacity. The District shall not sell or otherwise dispose of this entitlement to any users except lessees, concessionaires, or other Harbor uses.</p> <p>c. Parking. Maintain adequate parking to accommodate Harbor users and visitors. New development shall provide parking consistent with the County Coastal Zone Land Use Ordinances and the Avila Specific Plan.</p> <p>d. Road Capacity. Please refer to Community-wide Standard #2.</p>		Potentially consistent
<p>4. Visitor Serving and Recreational Facilities. Enhance public enjoyment of the San Luis Obispo Bay waterfront by protecting and where feasible and appropriate, providing a range of opportunities for coastal recreation and visitor serving facilities, including affordable services.</p>	<p>The project would provide enhanced public enjoyment of San Luis Bay by providing additional opportunities for coast-side camping (including low-cost overnight accommodation campsites) proximate to the beach.</p>	Potentially consistent
<p>5. Revenue-Balanced Activities. Provide a balanced mix of revenue and non-revenue producing uses on Port properties to support the District's public functions and meet the needs of waterfront visitors.</p>	<p>The project would contribute to revenue generated by the Harbor District, and also includes areas for Harbor District facilities and functions.</p>	Potentially consistent
<p>Port San Luis Districtwide Goals and Policies: Responsibly managed and protected resources in and surrounding San Luis Bay (State-granted Tidelands).</p>		
<p>1. Marine Environments. Unless allowed under Chapter 3 of the Coastal Act, new development, including alterations to port facilities is prohibited in marine environmentally sensitive habitat areas (ESHAs) and shall not result in significant water quality impacts to San Luis Obispo Bay. Marine resources shall be maintained, enhanced, and where feasible restored. New development within the marine environment shall sustain the biological productivity of coastal waters and maintain healthy populations of all species of marine organisms adequate for long term commercial, recreational, scientific, and</p>	<p>The proposed project would avoid direct effects to ESHA through established thresholds and maintenance of vegetated buffers. The preliminary drainage and stormwater management plans include the use of LID and BMPs to facilitate, manage, and filter stormwater prior to offsite discharge (refer to EIR Section 4.8 Hydrology and Water Quality).</p>	Potentially consistent

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<p>educational purposes. New development within or adjacent to the marine environment shall include water quality Best Management Practices (BMPs) before, during, and after construction.</p> <p>Environmentally sensitive habitats of San Luis Creek and other coastal creeks, including their associated riparian habitats, shall be protected, preserved, and restored where feasible.</p>		
<p>3. Runoff Controls. Require implementation of effective runoff control strategies and pollution prevention activities by incorporating the most current best management practices for all new development.</p>	<p>The preliminary drainage and stormwater management plans include the use of LID and BMPs to facilitate, manage, and filter stormwater prior to offsite discharge (refer to EIR Section 4.8 Hydrology and Water Quality).</p>	Potentially consistent
<p>4. Native Vegetation. Native oak trees and plant cover shall be protected wherever feasible. New landside development shall require landscaping plans that include only native, drought tolerant plants of local stock appropriate to the site and that reflect the Port's waterfront character. Invasive plant species are prohibited.</p>	<p>Implementation of the project would not require the removal of coast live oak trees. The preliminary landscape plan includes the use of native trees and vegetation, consistent with this standard.</p>	Potentially consistent
<p>5. Land-based Sensitive Resources. Consistent with the LCP provisions for Environmentally Sensitive Habitat Areas (ESHA) already required pursuant to Coastal Zone Land Use Ordinance Section 23.07.170, land based environmentally sensitive habitat areas (ESHA) shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Development adjacent to ESHA and parks and recreation areas shall be sited and designed to prevent impacts that would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.</p>	<p>The proposed project would be located a minimum of 50 feet from LCP-designated ESHA and potential ESHA (undesignated). The proposed project would be located a minimum of 50 feet from identified ESHAs, including coastal streams, consistent with identified setback standards for this ESHA designation. An LCP-designated coastal stream is located east of Diablo Canyon Road and west of the project property line; this stream flows into a culvert located approximately 350 feet northwest of Avila Beach Drive. The stream flows through riparian coast live oak woodland northwest of the project site, and continues through coastal scrub habitat adjacent to Diablo Canyon Road west of the project site. A second stream is located within the far eastern corner of the project site; this stream is not an LCP-designated coastal stream, but was treated as such during project development and analysis. This stream also flows through riparian coast live oak woodland north of the project site, and proceeds through coastal scrub within the project site. Actions within 100 feet of the coastal stream near Diablo Canyon Road includes</p>	Potentially consistent

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Port San Luis Districtwide Goals and Policies: A Landscape that reflects the context of its use and the natural setting with minimal impacts to scenic viewsheds.	grading, improvements and expansion of an existing Harbor District storage area, and native landscaping/restoration. These actions would not disrupt habitat present within the coastal streams because a minimum 50-foot buffer would be maintained, protection measures and biological monitoring would occur during construction (refer to EIR Section 4.3 Biological Resources), the proposed drainage plan includes the establishment of bioswales to collect and filter stormwater prior to discharge into the existing drainage system, which discharges onto the beach area (refer to EIR Section 4.8 Hydrology and Water Quality). The proposed walk-in campsites and landscaping/restoration would be located within 100 feet of the coastal stream in the eastern portion of the project site; development of these low-impact, resource-dependent campsites would not require grading for establishment, and would not include parking spaces within the camping area; vehicle parking for low-impact resource dependent campsites would be provided to the west, outside of the 100-foot zone. Uses within the low-impact resource-dependent walk-in campsites would be limited to picnic tables, fire pits, and tents, which would not have an adverse effect on the function of the stream. In addition, an improved vegetative buffer would remain between the campsites and the stream. Vegetative trimming of oak trees may occur within the 100-foot zone as a result of CAL FIRE requirements for fuel management; standards are identified to protect the long-term survival of trimmed trees (refer to EIR Section 4.3 Biological Resources).	Potentially consistent
1. Waterfront Character. Protect scenic qualities including the time-honored character of Port San Luis and compatibility with surrounding uses and views.	As discussed in EIR Section 4.1 Aesthetic Resources, the project site is located within a highly scenic coastal area. In addition to compliance with Port Master Plan and San Luis Bay Coastal Area Plan standards, mitigation is identified to provide additional visual compatibility, including use of site design, architectural standards, and native landscaping to partially block	Potentially consistent

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	public views of vehicles, RVs, and structures (refer to EIR Section 4.1 Aesthetic Resources).	
2. Bluffs and Hillides. New development on bluffs and scenic hillides shall be sited and designed to protect scenic resources and enhance the visual quality of the bluffs and hillides. Visually degraded areas shall be restored where feasible.	The project site is located on a historically graded hillside. No natural unique landforms are present onsite within the area proposed for development, and natural vegetation is limited to the northern and far eastern portions of the site, generally outside of the areas proposed for development and camping. Native landscaping is proposed along the edges of development, and would be contiguous with native vegetation to remain.	Potentially consistent
4. Long-term Design. Incorporate visually pleasing design solutions that limit long-term maintenance requirements	The proposed project would be constructed with visually compatible materials and architectural designs, and it is the Harbor District's intention that features are soundly built to reduce long-term maintenance requirements.	Potentially consistent
1. Cultural Resources. Incorporate into decisions implementation measures that conserve cultural and historical resources in development of affected Port properties.	The proposed project would avoid direct impacts to significant archaeological resources, consistent with this goal.	Potentially consistent
1. Natural Hazards. New development within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property. All new development shall assure stability and structural integrity, and neither create nor contribute significantly to erosion and geologic instability. Along the shoreline new development (with the exception of coastal-dependent uses or public recreation facilities) shall be designed so that shoreline protective devices (such as seawalls, cliff retaining walls, revetments, breakwaters, groins) that would substantially alter landforms or natural shoreline processes, will not be needed for the life of the structure. Construction of permanent structures on the beach shall be prohibited except for facilities necessary for public health and safety such as lifeguard towers.	The project site is located within a Geology Study Area (GSA) and adjacent to the 100-year Flood Hazard (FH) zone. As discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide and slope stability hazards. Based on compliance with existing regulations including the Uniform Building Code, and compliance with recommendations and mitigation measures, potential hazards would be mitigated to less than significant. The project does not require the construction of shoreline protection measures, due to its location north of Avila Beach Drive. Stormwater management measures are identified such that the project does not create offsite hazards or flooding.	Potentially consistent
Harbor Terrace Planning Area Standards		
Goals and Policies Goal: Harbor Terrace encompasses a mix of uses that	Development Intent: The project would provide a range and mix of uses, with emphasis on coastal related and	Potentially consistent

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<p>enhances the public's enjoyment of the Port, serves the needs of harbor users, and may augment Port income.</p> <ol style="list-style-type: none"> 1. Development Intent. Development of the Harbor Terrace Planning Sub-Area shall provide a range and mix of uses, with emphasis on coastal related and visitor serving uses, so that the land is financially and physically supportive of Harbor District operations. 2. Harbor Users. Reserve area on Harbor Terrace to accommodate current and future Harbor District and other user needs including gear storage, trailer boat storage, and other harbor uses. 3. Visitor Uses. Provide visitor-serving retail uses that are complementary to the harbor so that this area may enhance the public's enjoyment in ways that financially and physically support the Harbor District's public functions. Include overnight accommodations and commercial uses according to market demand and feasibility. Overnight accommodations shall include affordable visitor serving facilities. 4. Environmental Performance. Encourage new development to integrate site and building design techniques that are environmentally sensitive and energy conserving. 5. Pedestrian Access. New visitor serving developments on Harbor Terrace shall incorporate measures to provide safe pedestrian access onsite and coordinate access to the beach and other Port facilities. 6. Limitation on Use. Allow trailer boat and gear storage, eating and drinking establishments, food and beverage retail sales (e.g., market or commissary), yachting and rowing clubs, paths, trails, scenic overlooks and sightseeing facilities, public parking, picnicking, accessory storage, hotels and motels (camping, bungalows, tent cabins, inns, casitas, bed and breakfast), recreational vehicle parks, meeting facilities, group camping, passive recreation, communication facilities, specialized programs, outdoor retail sales, Harbor Operations (including offices, storage and maintenance yard), public safety facilities, temporary events, interpretive displays and exhibits, shuttle station, aquaculture and mariculture. 7. Trailer Park. The existing trailer park shall be closed, consolidated, or relocated consistent with the California Harbors and Navigation Code §6086 and Government Code §65863 	<p>visitor-serving uses (including low-cost overnight visitor accommodations), so that the land is financially and physically supportive of Harbor District operations.</p> <p>Harbor Users: The project provides space to accommodate current and future Harbor District and other user needs including gear storage, trailer boat storage, and other harbor uses.</p> <p>Visitor Uses: The project would provide visitor-serving retail uses that are complementary to the harbor so the project may enhance the public's enjoyment in ways that financially and physically support the Harbor District's public functions. The project program must include overnight accommodations and commercial uses according to market demand and feasibility. Overnight accommodations shall include affordable visitor-serving facilities.</p> <p>Environmental Performance: The Harbor Terrace project would integrate site and building design techniques that are environmentally sensitive and energy conserving.</p> <p>Pedestrian Access: New visitor-serving developments on and adjacent to the project site incorporates measures to provide safe pedestrian access onsite including pedestrian crosswalks to access to the each and other Port facilities.</p> <p>Prescribed Uses: The project includes trailer boat and gear storage, a restaurant and market, paths, trails, scenic overlooks and sightseeing facilities, parking, picnicking, accessory storage, hotels and motels (camping, bungalows, yurts, and casitas), recreational vehicle spaces, meeting facilities, group camping, passive recreation, Harbor Operations (including offices, storage and maintenance yard), signage, and public safety facilities. Temporary events are not currently</p>	

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<p>prior to, or concurrent with, any approved development of the site. The mobile home park shall be consolidated, closed, or relocated, in a manner that maximizes the area available for coastal dependent and coastal related land uses prior to or concurrent with any approved development of the site.</p> <p>8. Parcel Acquisition. The Harbor District shall pursue acquisition of necessary property adjacent to Harbor Terrace to implement the Port Master Plan Improvements.</p> <p>9. Service Restriction. Prohibit extension of roads, infrastructure, services, or other development connections through the Harbor Terrace property to other non-Harbor District properties. This restrictions does not preclude trailhead connections.</p>	<p>proposed.</p> <p>Trailer Park: The trailer park has been closed.</p> <p>Parcel Acquisitions: The Harbor District has completed acquisition of nearby property to accommodate the proposed project.</p> <p>Road, Infrastructure, and Service Restrictions: The San Luis Bay Coastal Area Plan precludes the project from extending roads, infrastructure, services, or other development connections through the project site to other non-Harbor District properties.</p>	
<p>10. Harbor Terrace Planning Criteria: Development plans for Harbor Terrace shall be evaluated according to the following criteria:</p> <p>a. Priority of Uses: Proposed uses of the Harbor Terrace site shall include sufficient area for the highest priority coastal-dependent and coastal-related uses. To ensure that future development of the Harbor Terrace provides adequate facilities necessary to serve the highest priority uses and does not reduce opportunities for lower cost visitor serving uses and coastal access and recreation, future development shall provide the following:</p> <ol style="list-style-type: none"> 1. Minimum Required Uses: A minimum of 70 trailer boat storage spaces, 20 marine gear storage spaces, 48,000 square feet of general public parking (which includes public parking for a possible Harbor Office meeting room), and 10,000 square feet of expansion area that will be reserved to accommodate coastal-dependent and coastal-related uses. These uses shall be located in the western and southwestern portions of the site in order to maximize proximity to the coast and other associated harbor facilities, unless another location is equally sufficient. 2. Prescribed Use Ratios: A minimum of one (1) lower-cost campsite (car or walk-in/bike-in tent campsite) must be provided for every one and a half (1.5) unit of hotel/motel (cabin, bungalow, inn, yurt, casita) 	<p>Priority of Uses: The project site includes high priority coastal-dependent and coastal-related uses, including camping facilities, marine storage, and Harbor District storage and uses.</p> <p>These following uses would be located in the western portion of the project site: 70 spaces for trailer boat storage, 20 spaces for marine gear storage, 1.05 acres of harbor storage, 48,000 square feet of parking, and 10,000 square feet of harbor-related uses, including a 6,000-square foot future harbor use building (3,000 square-foot footprint). The project meets required prescribed ratios by including 80 RV sites, 15 RV/RV Cabin sites, 31 hotel/motel units, 35 car/tent campsites, and 21 walk-in campsites. Provision of RV/cabins in the RV/RV-Cabin designation would be subject to the prescribed one campsite per 1.5 hotel/motel unit ratio. Project phasing would be ensured and verified by the County of San Luis Obispo. Commercial uses would be coastal dependent, and would include visitor-serving uses including a restaurant, market, swimming pool, and patio.</p> <p>All accommodations would be available to the public.</p>	Potentially consistent

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<p>development. A minimum of one (1) lower-cost campsite (car or walk-in/bike-in tent campsite) must be provided for every three (3) RV campsites.</p> <p>3. Project Phasing Limitations: Permits necessary to construct the minimum number of lower-cost campsites (car or walk-in/bike-in tent campsites) must be approved prior to or concurrently with any permit approval for hotel/motel and/or commercial retail development on the Harbor Terrace, and the lower-cost campsites must be available for use within one year of the opening of the hotel/motel and/or commercial retail development.</p> <p>4. Purpose of Commercial Uses: All commercial uses must serve coastal dependent uses, coastal-related uses and/or provide visitor-serving uses.</p> <p>5. Intent of Accommodations: With the exception of an on-site campground host or campground facilities manager, all overnight accommodations to be developed on the Harbor Terrace shall be exclusively available to the general public for transient occupancy. The establishment or conversion of overnight accommodations to a private or members only use (e.g. timeshares or condominiums), or the implementation of any program to allow extended and exclusive use or occupancy of the facilities by an individual or limited group or segment of the public is prohibited.</p> <p>6. Special Events: Specialized programs and temporary events are subject to land use approval consistent with the LCP. Outdoor events conducted on the site shall be planned and staged so that noise generated by the event, attendees, and traffic is minimized. Temporary events shall not interfere with harbor operations and boating and fishing activities.</p> <p>b. Building and Site Design Requirements: New development shall be sited and designed to minimize the visual impacts of the development, including those related to light and glare, in order to preserve the scenic quality of the area as viewed from public viewing areas, adjacent roads, piers, beaches, and the ocean. Special attention</p>	<p>No special events are proposed.</p> <p>Building and Site Design Requirements: The project is designed to minimize visual impacts to the maximum extent feasible giving the location and topography of the project site. Final landscaping and architectural plans would incorporate existing standards, and additional performance standards identified in mitigation measures (refer to EIR Section 4.1 Aesthetic Resources). Commercial development is limited to the lower elevations of the project site, and structures would not exceed 25 feet in height. Walk-in/bike-in camping would be provided in the eastern portion of the project site, and would not require grading, structural development, or vegetation removal. Comfort stations including restrooms would be provided throughout the site, and would be designed and landscaped to minimize visibility from public areas.</p> <p>Any additional water tank installation for fire suppression purposes would be located and constructed consistent with identified standards. A visual analysis is presented in EIR Section 4.1 Aesthetic Resources.</p> <p>Biological Resources: The proposed project incorporates the following standards, as required by the San Luis Bay Coastal Area Plan and mitigation measures identified in EIR Section 4.3 Biological Resources: cut slopes would be vegetated with native species; no oak trees would be removed by project activities and the proposed landscape plan includes oak trees and coastal scrub species; grading and construction activities would avoid coastal scrub habitat to the maximum extent feasible, and proposed landscape plans include enhancement and revegetation of coastal scrub onsite (2:1 ratio required by mitigation measures); a 50-foot coastal stream riparian setback is identified on the project plans, and no structures requiring fire safety clearance are proposed within 100 feet of coastal streams; the project would include</p>	

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<p>shall be given to maintaining character of the Harbor area. This shall be accomplished by:</p> <ol style="list-style-type: none"> 1. Commercial Use Location: Restricting the development of commercial retail facilities and structures (eating and drinking establishments, food and beverage retail sales, commissary, market, meeting rooms, parking, etc.) to the lower previously graded portions of the site, as depicted in Conceptual Harbor Terrace Plan Figure 8.7 of the San Luis Bay Coastal Area Plan. 2. Commercial Use Height Limitations: Limiting commercial retail facilities/structures and the harbor office/shop to two-stories with a maximum height of 25 feet. 3. Hotel Use Height Limitations: Limiting hotel motel units (yurts, cabins, inns, casitas, bungalows) to single-story with a maximum height of 15 feet. 4. Camping Use Location: Limiting the use of APN 076-171-021 to walk-in/bike-in camping. The small, previously disturbed area on the northwest portion of the parcel adjacent to the existing access road may be used for structures necessary to serve the walk-in/bike-in campsites. No new road development or road improvements shall occur on APN 076-171-021, and vegetation removal shall be minimized. Each walk-in/bike-in site shall be limited to a level area or platform for a tent, a picnic table, a fire ring, and a water spigot. 5. Aesthetics: Requiring that all development to be designed, colored, and sited to minimize visibility within the public viewshed. New development shall avoid large, boxy structures by providing variations in height, articulated roof forms and pitch, and open space view corridors. Structures shall blend in with the natural surroundings by using earth toned colors and materials. Reflective materials and finishes are prohibited. Lighting (particularly overhead street lights should they be necessary) shall be minimized in number and shall be shielded to orient lighting downward. All development shall be landscaped with 	<p>educational materials for guests; substantial grading is required for the site, and implementation of an erosion and sedimentation control plan and Stormwater Pollution Prevention Plan is required; stormwater management includes the use of bioswales, filters, Low Impact Development measures, and BMPs consistent with County and RWQCB standards and regulations; and proposed drainage facilities would not discharge into the coastal stream near Diablo Canyon Road. The project will require a technical infeasibility exemption because the LCP prohibits on-site detention. The drainage plan is designed to meet stormwater regulations related to runoff and water quality.</p> <p>Cultural Resources: The cultural resources analysis, including incorporation of surveys conducted on the project site and adjacent areas, is incorporated into EIR Section 4.4 Cultural Resources. The project would not directly affect identified archaeological resources. An archaeological monitor shall be onsite during initial ground disturbance, and any discovery shall be mitigated by compliance with a County-approved monitoring plan and the CZLUO.</p> <p>Slope Stability: Grading and construction plans shall demonstrate compliance with existing standards, and shall incorporate recommendations identified as mitigation measures in EIR Section 4.5 Geology and Soils. No onsite septic or unlined (permeable) basins are proposed.</p>	

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>native vegetation appropriate to the site in order to soften the visual prominence of the new development and to restore the visual qualities of the site. Invasive plant species are prohibited.</p>		
<p>6. Landscape and Irrigation Plans: Requiring that landscape plans and appropriate irrigation plans be submitted with new developments. Plans shall identify revegetation areas necessary to stabilize slopes and planting areas necessary to minimize visual impacts of grading/terracing and the proposed use of the site. Landscape plans shall utilize native plant species appropriate to the site, and shall be designed to minimize the visual impact of all development on the site as viewed from public viewing areas, piers, beaches, and the ocean. Alteration of natural landforms is to be minimized and any areas of cut/grading shall immediately be re-seeded using a native seed mix.</p>		
<p>7. Restroom Location: Requiring a restroom building or other structures necessary to serve the campsites to be sited in the least visible portions of previously disturbed areas, and designed and landscaped to prevent its visibility from public view.</p>		
<p>8. Water Tank Improvements: Requiring that any improvements or additions to the existing water tank to be limited to the minimum necessary to provide approved site development with water storage for domestic supply and fire protection purposes; shall be placed underground to the greatest degree feasible; and shall be sited, colored, and landscaped to minimize visibility from public viewing areas (including roads, piers, beaches, and offshore areas).</p>		
<p>9. Visual Analysis: Requiring at the time of coastal development permit application, or as part of an environmental review document, a detailed visual analysis which demonstrates that the visual and scenic character of the site will be preserved and improved where possible.</p>		
<p>c. Biological Resources: To protect and enhance sensitive biological resources and habitat areas, including water</p>		

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>quality, on and adjacent to the Harbor Terrace site, the following measures shall include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Revegetation: The revegetation of all cut slopes with native species of local stock appropriate to the site. Invasive plant species are prohibited. 2. Tree Replacement: The replacement of all oak trees in areas adjacent to existing oak woodland habitat, if the removal of such oak trees cannot be avoided. The number and replacement of trees shall be adequate to ensure that an equal or greater number of oak trees, in comparison to the number of trees removed, will be successfully established. A tree replacement program, including long-term maintenance measures, shall accompany any development plan that involves the removal of existing oak trees. This program will include strategies for improving natural oak recruitment. 3. Habitat Disturbance: Designing grading and construction activities to avoid disturbance of habitat (e.g. coastal scrub habitat) and minimize the removal of oak trees. 4. Setback Zones: The establishment, management, and maintenance of setback or buffer zones as habitat areas. The width of such setback/buffer areas shall be determined through a project specific biological analysis that identifies the minimum setback/buffer area necessary to protect the biological productivity of sensitive habitat areas. Setback areas necessary for fire safety shall be identified in the development plan and shall be designed to avoid the removal or disturbance of habitat areas. The width of the vegetative buffer area provided for the coastal stream adjacent to Diablo Canyon Road shall be no less than 50 feet. 5. Guest Education: Providing information to future guests regarding nature viewing opportunities. 6. Designated Habitat Areas: The provision of designated areas for pets so that native habitat areas are avoided. 7. Grading: Grading for approved development shall be designed and implemented to minimize sedimentation 		

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>impacts on adjacent surface water bodies including coastal streams and San Luis Bay. Construction activities such as grading and clearing shall be scheduled to avoid the rainy season.</p> <p>8. Storm Water Management: Minimize impervious surfaces and install post development BMP's to capture, infiltrate, and/or treat storm water runoff. The objective of drainage improvements shall be to avoid any increase in the quantity and intensity of storm water runoff exiting the site. Post construction BMP's shall be designed with adequate capacity to accommodate, at a minimum, the 85th percentile 24-hour runoff event.</p> <p>9. Drainage Facilities: If drainage facilities are proposed to flow into the stream/drainage channel adjacent to Diablo Canyon Road, the stream channel shall be restored to provide both flow capacity and natural habitat.</p> <p>10. Drainage Filtration: Filtering all drainage from parking facilities by using vegetated swales or oil/water separators to limit oil/grease pollution and the intensity of flow commonly associated with parking lots.</p> <p>11. Limit Water Quality Impacts: Use all BMP's possible to limit water quality impacts and eliminate to the greatest degree feasible the need for additional culverts and ocean/beach disposal points.</p> <p>d. Cultural Resources: Potential impacts to cultural resources shall be evaluated by all development proposals on the Harbor Terrace site, and the protection and/or mitigation for any significant resources identified shall be incorporated into the proposed site design in coordination with SHPO and the local Chumash tribe. Archeological field surveys shall be conducted prior to construction activities on the Harbor Terrace. In accordance with Section 23.05.140 of the CZLUO, all construction activities shall cease should resources be identified during construction. In such an event, construction activities shall not re-commence until measures protecting and/or mitigating impacts to archaeological resources have been developed and approved by Planning Director, Environmental</p>		

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>Coordinator, SHPO, and the Chumash tribe. No development shall occur west of Diablo Canyon Road other than restoration of the existing drainage course, and any cultural/archaeological preservation activities that have been coordinated and approved by the State Historic Preservation Officer and representatives of the appropriate Chumash tribe.</p> <p>e. Slope Stability: To reduce hazards on the Harbor Terrace, new structures designated for human occupation and use (e.g. hotels, motels, campsites, parking lots, offices, commercial areas) must demonstrate a static factor of safety with respect to slope stability of 1.5 and a pseudostatic factor of safety to 1.1, using a horizontal seismic coefficient of 0.15g. In addition, uses on the Harbor Terrace or slopes above it that would have a significant potential to saturate the soils and add further slope instability, such as drainage detention basins or septic systems, shall be prohibited.</p>		
County of San Luis Obispo Conservation and Open Space Element		
Chapter 2 Air Quality		
<p>Policy AQ 3.8 Reduce dust emissions Reduce PM₁₀ and PM_{2.5} emissions from unpaved and paved County roads to the maximum extent feasible.</p> <ul style="list-style-type: none"> ▪ Implementation Strategy AQ 3.8.1 Reduce PM emissions from County roads. <ol style="list-style-type: none"> 1) Implement all APCD particulate matter (PM) emission controls. 	As discussed in EIR Section 4.2 Air Quality, mitigation measures required implementation of all PM emission controls, pursuant to the SLOAPCD CEQA Handbook.	Potentially consistent
Chapter 3 Biological Resources		
<p>Policy BR 1.11 Protect Wildlife Nursery Areas and Movement Corridors. Identify, protect, and enable the management of connected habitat areas for wildlife movement. Features of particular importance to wildlife for movement may include, but are not limited to, riparian corridors, shorelines of the coast and bay, and ridgelines. Identification and designation of wildlife corridors will not interfere with agricultural uses on private lands. (Refer to AGP 29 in the Agriculture Element).</p>	Based on the project design, development would not interfere with potential wildlife corridors within coastal streams and shoreline areas.	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>Policy BR 1.12 Development Impacts to Corridors. Ensure that important corridors for wildlife movement and dispersal are protected as a condition of discretionary permits. Provide linkages and corridors as needed to connect sensitive habitat areas such as woodlands, forests, and wetlands.</p> <ul style="list-style-type: none"> ▪ Implementation Strategy BR 1.12.1 Identify and protect wildlife corridors. Require all discretionary development applications in rural areas, including land divisions, to identify and protect wildlife corridors, and avoid disturbance of identified key wildlife corridors as the primary method of protection. 	<p>Based on the project design, development would not interfere with potential wildlife corridors within coastal streams and shoreline areas. The project would not directly impact coast live oak woodland, and important wildlife corridors within undeveloped areas to the north would remain unaffected.</p>	Potentially consistent
<p>Policy BR 1.13 Maintain Safe Wildlife Movement. Maintain and enhance existing stream channels and riparian corridors to provide for wildlife movement at roadway crossings.</p>	<p>Based on the project design, development would not interfere with potential wildlife corridors within coastal streams and shoreline areas.</p>	Potentially consistent
<p>Policy BR 1.15 Restrict Disturbance in Sensitive Habitat during Nesting Season. Avoid impacts to sensitive riparian corridors, wetlands, and coastal areas to protect bird-nesting activities.</p> <ul style="list-style-type: none"> ▪ Implementation Strategy BR 1.15.1. Identify setbacks from bird nesting areas. Design land divisions and development with adequate setbacks from sensitive habitat areas that are occupied during the nesting season to protect bird nesting, rearing, and fledging activities. ▪ Implementation Strategy BR 1.15.2. Preconstruction surveys for bird nesting areas. Require preconstruction surveys, using established protocols, where development is proposed in sensitive habitat areas during the nesting season in order to protect nests in active use. 	<p>As designed, the project would avoid sensitive nesting habitats including coastal streams and coast live oak woodland. As discussed in EIR Section 4.3 Biological Resources, preconstruction surveys and avoidance of nests would be required consistent with identified mitigation measures.</p>	Potentially consistent
<p>Policy BR 2.6 Development Impacts to Listed Species. Ensure that potential adverse impacts to threatened, rare, and endangered species from development are avoided or minimized through project siting and design. Ensure that proposed development avoids significant disturbance of sensitive natural plant communities that contain special-status plant species or provide critical habitat to special-status animal species. When avoidance is not feasible, require no net loss of sensitive natural plant communities and critical habitat areas.</p> <ul style="list-style-type: none"> ▪ Implementation Strategy BR 2.6.1. Use of biological resource surveys. Require applications for discretionary projects and land divisions to provide a biological resource survey performed by a 	<p>As discussed in EIR Section 4.3 Biological Resources, no special-status plant species are present onsite. Woodrat middens were observed in the eastern portion of the site, near coast live oak woodland; this area would not require grading or structural development. Mitigation is identified, including 2:1 habitat enhancement and revegetation to address potential impacts to valley needlegrass grassland and coastal scrub.</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<p>qualified biologist when needed to address special-status animal and plant species and their associated habitats.</p> <ul style="list-style-type: none"> ▪ Implementation Strategy BR 2.6.2. Use of habitat preservation ratio Where avoidance, restoration, or replacement of habitat of special status species is not feasible, require preservation and/or enhancement of similar habitat at a minimum 2:1 ratio to avoid significant cumulative loss of valuable habitats and to achieve no net loss of habitat value. 	<p>Management of vegetation shall be conducted pursuant to CAL FIRE requirements. Fuel modification would be required north of the proposed development, and would include mowing and tree trimming. These actions would not significantly impair the habitat functions of grassland and coastal scrub, and would not have an adverse effect on special-status species (refer to EIR Section 4.3 Biological Resources).</p>	Potentially consistent
<p>Policy BR 2.7 Fire Suppression and Sensitive Plants and Habitats. Balance the need for fire suppression and/or vegetation (fuel) management with the need to protect sensitive biological resources. Where possible, design land divisions and development so that fuel-breaks, vegetation, or fuel modification areas that are needed to reduce fire hazards do not disrupt special-status plant communities or critical habitat for special-status animal species. Fuel-breaks and vegetation or fuel modification areas shall be located on the development side of required setbacks from sensitive features, and shall be in addition to the required setbacks. (Also refer to AGP 25.)</p>	<p>The proposed landscape plan incorporates native and non-invasive plant species.</p>	Potentially consistent
<p>Policy BR 2.9 Promote Use of Native Plant Species. Landscaping for proposed development will use a variety of native or compatible non-native, non-invasive plant species as part of project landscaping to improve wildlife habitat values.</p>	<p>The proposed project would avoid impacts to coast live oak woodland onsite, and would not require the removal of individual coast live oak trees.</p>	Potentially consistent
<p>Policy BR 3.1 Native Tree Protection. Protect native and biologically valuable trees, oak woodlands, trees with historical significance, and forest habitats to the maximum extent feasible.</p> <p>Policy BR 3.2 Protection of Native Trees in New Development. Require proposed discretionary development and land divisions to avoid damage to native trees (e.g., Monterey Pines, oaks) through setbacks, clustering, or other appropriate measures. When avoidance is not feasible, require mitigation measures. Implementation Strategy BR 3.2.1 Tree replacement in new development If avoidance of damage to native specimen trees is not feasible in discretionary land use permits and land divisions, require mitigation measures such as tree replacement using native stock at specified ratios, replanting plans, reseeding disturbed open areas with native, drought, and fire resistant species. A long-term</p>	<p>The proposed project would avoid impacts to coast live oak woodland onsite, and would not require the removal of individual coast live oak trees. Development of walk-in campsites near oak woodland in the eastern portion of the project site would not require grading or structural development. Mitigation including tree trimming standards are included in the EIR analysis (refer to EIR Section 4.3 Biological Resources). The proposed landscape plan includes coast live oak trees and coastal scrub species.</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
monitoring plan will also be required		
<p>Policy BR 3.3 Oak Woodland Preservation. Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity, and wildlife habitat.</p>	<p>The proposed project would avoid impacts to coast live oak woodland onsite, and would not require the removal of individual coast live oak trees. Development of walk-in campsites near oak woodland in the eastern portion of the project site would not require grading or structural development. Mitigation including tree trimming standards are included in the EIR analysis (refer to EIR Section 4.3 Biological Resources). The proposed landscape plan includes coast live oak trees and coastal scrub species. The project includes measure to reduce erosion and provide slope stability (refer to EIR Section 4.5 Geology and Soils).</p>	Potentially consistent
Chapter 4 Cultural Resources		
<p>Policy CR 4.4 Development Activities and Archaeological Sites. Protect archaeological and culturally sensitive sites from the effects of development by avoiding disturbance where feasible. Avoid archaeological resources as the primary method of protection.</p> <ul style="list-style-type: none"> ▪ Implementation Strategy CR 4.4.1 Native American participation in development review process. In areas likely to contain Native American and cultural resources, include Native Americans in tasks such as Phase I II, and III surveys, resource assessment, and impact mitigation. Consult with Native American representatives early in the development review process and in the design of appropriate mitigations. Enable their presence during archaeological excavation and construction in areas likely to contain cultural resources. ▪ Implementation Strategy CR 4.4.2 Cultural Resource Studies. Require cultural resources studies (i.e., archaeological and historical investigations) by a professional who meets the Secretary of the Interior's Professional Qualifications Standards when development is proposed within an archaeologically or historically sensitive area. These studies will conform to the County's approved guidelines. 	<p>The project site is located within the Archaeologically Sensitive (AS) combining designation overlay. The project site and surrounding areas were surveyed by a qualified archaeologist, and the project was sited to avoid impacts to documented archaeological sites. During the Notice of Preparation (NOP) scoping period, notices were submitted to local Native American tribes, and the Harbor District responded to requests for information. Mitigation is identified, including monitoring of initial ground disturbance, to ensure proper protection and management of unknown significant resources (refer to EIR Section 4.4 Cultural Resources).</p>	Potentially consistent
<p>Policy CR 4.5 Paleontological Resources. Protect paleontological resources from the effects of development by avoiding disturbance where feasible.</p>	<p>Based on historical grading, the project has been substantially altered from natural (pre-1900) conditions. As discussed in EIR Section 4.4 Cultural Resources, the</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<ul style="list-style-type: none"> ▪ Implementation Strategy CR 4.5.1 Paleontological Studies. Require a paleontological resource assessment and mitigation plan to 1) identify the extent and potential significance of the resources that may exist within the proposed development and 2) provide mitigation measures to reduce potential impacts when existing information indicates that a site proposed for development may contain biological, paleontological, or other scientific resources. ▪ Implementation Strategy CR 4.5.2 Paleontological Monitoring. Require a paleontologist and/or registered geologist to monitor site-grading activities when paleontological resources are known or likely to occur. The monitor will have the authority to halt grading to determine the appropriate protection or mitigation measures. Measures may include collection of paleontological resources, curation of any resources collected with an appropriate repository, and documentation with the County. 	underlying geologic formations are known to present significant paleontological resources; therefore, monitoring by a qualified paleontologist is included in construction-related mitigation measures. In the event of significant discovery, requirements identified in the COSE implementation strategy would be required.	
Chapter 5 Energy		
Policy E 4.1 Integrate green building practices. Integrate green building practices into the design, construction, management, renovation, operations, and demolition of buildings, including publicly funded affordable housing projects, through the development review and building permitting process.	As discussed in EIR Section 4.6 Greenhouse Gas Emissions and Climate Change, mitigation measures adapted from the SLOAPCD CEQA Handbook will be incorporated into the project to the maximum extent feasible, including green building materials and energy-efficient features.	Potentially consistent
Policy E 4.4 Solar exposure. Orient new buildings to maximize solar resources, shading, ventilation, and lighting.	As discussed in EIR Section 4.6 Greenhouse Gas Emissions and Climate Change, mitigation measures adapted from the SLOAPCD CEQA Handbook will be incorporated into the project to the maximum extent feasible, including orientation of buildings to maximize solar exposure.	Potentially consistent
Chapter 8 Soil Resources		
Policy SL 1.3 Minimize Erosion associated with New Development. Avoid development, including roads and driveways, on the steeper portions of a site except when necessary to avoid flood hazards, protect prime soils, and protect sensitive biological and other resources. Avoid grading and site disturbance activities on slopes over 30%. Minimize site disturbance and protect existing	Implementation of the proposed project would require mass grading within historically graded and disturbed areas. Incorporation of erosion and sedimentation control measures both during construction and for the life of the project are required. Preliminary plans identify erosion control measures, which would be further refined	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
vegetation as much as possible. ▪ Implementation Strategy SL 1.3.1 Low Impact Development (LID). Implement Low Impact development (LID) for all new public and private projects. (Also refer to Water Resource Policy WR 4.7.)	through grading plan review by the County and RWQCB, consistent with existing regulations including the CZLUO, including LID measures and BMPs. Long-term slope stability would be achieved pursuant to implementation of recommendations and mitigation measures identified in EIR Section 4.5 Geology and Soils.	
Chapter 9 Visual Resources		
Policy VR 2.1 Develop in a manner compatible with Historical and Visual Resources. Through the review of proposed development, encourage designs that are compatible with the natural landscape and with recognized historical character, and discourage designs that are clearly out of place within rural areas.	As discussed in EIR Section 4.1 Aesthetic Resources, the project site is located in a highly visible location north of Avila Beach Drive. The development would be visible from Avila Beach Drive, Fisherman’s Beach, Harford Pier, and San Luis Bay. The development would not block views of the ocean, and implementation would include relocation of existing RV parking sites on Avila Beach Drive onto the project site, which would provide additional ocean views currently blocked by RVs. In addition to compliance with Port Master Plan and San Luis Bay Coastal Area Plan standards, mitigation is identified to provide additional visual compatibility, including use of site design, architectural standards, and native landscaping to partially block public views of vehicles, RVs, and structures.	Potentially consistent
Policy VR 2.2 Site Development and Landscaping Sensitively. Through the review of proposed development, encourage designs that emphasize native vegetation and conform grading to existing natural forms. Encourage abundant native and/or drought-tolerant landscaping that screens buildings and parking lots and blends development with the natural landscape. Consider fire safety in the selection and placement of plant material, consistent with Biological Resources Policy BR 2.7 regarding fire suppression and sensitive plants and habitats.	As discussed in EIR Section 4.1 Aesthetic Resources, the project site is located within a highly scenic coastal area. No natural unique landforms are present onsite, and natural vegetation is limited to the northern and far eastern portions of the site, generally outside of the areas proposed for development and camping. Native landscaping is proposed along the edges of development, and would be contiguous with native vegetation to remain. Landscape screening would be provided within the project site to screen structures, RVs, and vehicles, and to minimize the effect of proposed re-graded terraces.	Potentially consistent
Policy VR 7.1 Nighttime Light Pollution. Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is	Implementation of the proposed project would create light and glare, affecting dark night skies. Mitigation is identified to reduce the effects of onsite lighting, including compliance with identified Dark Sky	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
designed to minimize nighttime light pollution.	performance standards (refer to EIR Section 4.1 Aesthetic Resources).	
Chapter 10 Water Resources		
Policy WR 1.8 Use of surface water projects. Water from surface water projects (e.g. Lopez Lake, Lake Nacimiento) will only be used to serve development within urban and village reserve lines and will not be used to serve development in rural areas.	Water supply would be provided under an existing agreement with CSA 12 (Lopez Lake Reservoir). The project site is within the Avila Urban Services Line, consistent with this policy.	Potentially consistent
Policy WR 1.12 Impacts of new development. Accurately assess and mitigate the impacts of new development on water supply. At a minimum, comply with the provisions of Senate Bills 610 and 221	An assessment of project-specific and cumulative water demand (including quantification of water demand) is provided in EIR Section 4.10 Public Services and Utilities.	Potentially consistent
<p>Policy WR 3.1 Prevent water pollution. Take actions to prevent water pollution, consistent with federal and state water policies and standards, including but not limited to the federal Clean Water Act, Safe Drinking Water Act, and National Pollutant Discharge Elimination System (NPDES).</p> <ul style="list-style-type: none"> ▪ Implementation Strategy WR 3.1.3 Minimize construction-related impacts to water quality. Minimize construction and post-construction impacts of development through implementation of the County's Stormwater Management Program and Stormwater Pollution Prevention and Discharge Control Ordinance in compliance with Phase II of the National Pollutant Discharge Elimination System (NPDES). 	The proposed project would comply with existing County and RWQCB policies and regulations regarding water quality (refer to EIR Section 4.8 Hydrology and Water Quality). The project will require a technical infeasibility exemption because the LCP prohibits on-site detention. The drainage plan is designed to meet stormwater regulations related to run-off and water quality.	Potentially consistent
San Luis Obispo County Parks and Recreational Element		
<p>Parks Recreation Goal, Objectives and Policies</p> <p>Goal #1, Objective A: Maintain and improve as well as provide new and expanded parks and recreation within the County consistent with Chapter 8 Parks and Recreation Project List, and the County's available funding.</p> <p>Recreation Goal, Objectives and Policies</p> <p>Goal #2: Recreation that serves the County's residents and visitors, various age groups, varying economic situations and physical abilities.</p>	The proposed project would provide coastal recreation and visitor-serving facilities for the public. A variety of campsite types and costs would be provided.	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
<i>San Luis Obispo County Noise Element</i>		
<p>Chapter 3: Goals and Policies</p> <p>3.1 Goals. The goals of the San Luis Obispo County Noise Element are:</p> <ol style="list-style-type: none"> 1. To protect the residents of San Luis Obispo County from the harmful and annoying effects of exposure to excessive noise. 2. To protect the economic base of San Luis Obispo County by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses. 3. To preserve the tranquility of residential areas by preventing the encroachment of noise-producing uses. 4. To educate the residents of San Luis Obispo County concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure. 5. To avoid or reduce noise impacts through site planning and project design, giving second preference to the use of noise barriers and/or structural modifications to buildings containing noise-sensitive land uses. 	<p>As discussed in EIR Section 4.9 Noise, the proposed project is sited and designed to reduce exposure to noise-generating uses including traffic on Avila Beach Drive, and reduce public exposure to noise generated by the project, including use of portable generators. Mitigation is identified to reduce construction noise to the maximum extent feasible, and mitigation is identified to provide short time-frames for allowable generator use.</p>	Potentially consistent
<i>San Luis Obispo County Safety Element</i>		
Chapter 3 Water Hazards		
<p>Standard S-19: Do not allow development which will create or worsen known flood and drainage problems.</p>	<p>As discussed in EIR Section 4.8 Hydrology and Water Quality, the project would not create or exacerbate flood conditions on Avila Beach Drive.</p>	Potentially consistent
Chapter 4 Fire Safety		
<p>Standard S-29: Identify high value and high risk areas, including urban/wildland interface areas, and develop and implement mitigation efforts to reduce the threat of fire.</p>	<p>As discussed in EIR Section 4.7 Hazards and Hazardous Materials, construction and operation of the proposed facility would be conducted consistent with the California Fire Code, and required Fire Safety and Hazardous Materials Plans would be reviewed and approved by CAL FIRE prior to implementation</p>	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
Chapter 4 Fire Safety, Goal S-5 Minimize the potential for loss of life and property resulting from geologic and seismic hazards.		
Standard S-56: For developments in areas of known slope instability, landslides, or slopes steeper than 20 percent, the stability of slopes shall be addressed by registered professionals practicing in their respective fields of expertise. For subdivisions, such studies should be performed prior to delineating lot lines and building envelopes.	The project site is located within a Geology Study Area (GSA) and as discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide and slope stability hazards. In addition to compliance with the CZLUO, the project includes erosion and geologic stability measures, and additional mitigation developed by Earth Systems Pacific would be incorporated into final grading and construction plans. These measures would ensure long-term erosion protection and slope stability on and off-site. All recommendations documented in the geologic hazards review (refer to EIR Appendix E) are identified as mitigation measures.	Potentially consistent
Standard S-57: New development will not be permitted in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development.	As discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide and slope stability hazards. All recommendations documented in the geologic hazards review (refer to EIR Appendix E) are identified as mitigation measures, and would be required prior to construction of structural development.	Potentially consistent
Standard S-58: Expansion will not be permitted to existing structures or developments in areas of known landslide activity except when it will reduce the potential for loss of life and property.	As discussed in EIR Section 4.5 Geology and Soils, mass grading of the site is required to remediate landslide and slope stability hazards. All recommendations documented in the geologic hazards review (refer to EIR Appendix E) are identified as mitigation measures, and would be required prior to construction of structural development.	Potentially consistent
Standard S-59: Development proposals will be required to mitigate the impacts that their projects contribute to landslides and slope instability hazards on neighboring property, and appurtenant structures, utilities, and roads; such as emergency ingress and egress to the property, and loss of water, power or other lifeline facilities.	As discussed in EIR Section 4.5 Geology and Soils, landslide remediation is required, which would mitigate the existing potential for landslide movement at the project site. All recommendations documented in the geologic hazards review (refer to EIR Appendix E) are identified as mitigation measures, and would be required prior to construction of structural development.	Potentially consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Preliminary Determination
Standard S-60: Enforce current building code requirements and applicable ordinances and sections of the General Plan that pertain to development on sloping ground.	The proposed project is subject to existing code and ordinance requirements.	Potentially consistent
Standard S-61: Require slope stability evaluations for developments in areas of moderate or higher landslide risk as indicated in the Technical Background Report.	Preliminary evaluation of slope stability is provided in EIR Section 4.5 Geology and Soils. Further review will occur during preparation of final grading plans, as required by existing regulations and incorporated mitigation measures and performance standards.	Potentially consistent

3.4 CUMULATIVE STUDY AREA

3.4.1 CEQA Requirements

Section 15130 of the CEQA Guidelines requires that an EIR assess cumulative impacts of a project to determine if the project's incremental effect is cumulatively considerable, as defined in §15065(c). Section 15355 of the State CEQA Guidelines defines “cumulative impacts” as two or more individual effects that, when considered together, are either considerable or compound other environmental impacts.

State CEQA Guidelines (14 California Code of Regulations [CCR] 15130) require a reasonable analysis of the significant cumulative impacts of a proposed project. Cumulative impacts are defined by CEQA as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (State CEQA Guidelines, §15355). Cumulative impacts are further described in §15355 as follows:

- (a) *The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) *The cumulative impact from several projects are the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

Furthermore, according to State CEQA Guidelines §15130(a)(1):

As defined in Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

In addition, as stated in the State CEQA Guidelines, §15064(h)(4):

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

A typical “project specific” cumulative analysis looks at the changes in the environment that result from the incremental impact of development of a proposed project and other reasonably foreseeable projects that have not been included in the environmental setting. For example, the air quality impacts of two projects in close proximity may prove to be insignificant when project emissions are analyzed separately, but could be significant when these emissions are combined and analyzed together. While these projects may be unrelated, their combined (i.e., cumulative) air quality impacts would be significant. The goal of the cumulative project analysis is to identify those reasonably foreseeable projects that could have spatial and temporal overlaps with the proposed project. These projects could have a potential for a significant cumulative environmental impact. Projects with temporal overlaps include those that are planned to occur during the same timeframe as the proposed project. Projects with spatial overlaps are those that would have impacts in the same area or on the same resources as those of the proposed project (e.g., emissions that could affect the same air basin).

The area within which a cumulative effect can occur varies by issue area. For example, air quality impacts tend to disperse over a large area, while noise and safety impacts are typically more localized. For this reason, the geographic scope for the analysis of cumulative impacts must be identified for each issue area. The analysis of cumulative effects considers a number of variables including geographic (spatial) limits, time (temporal) limits, and the characteristics of the resource being evaluated. The geographic scope of each analysis is based on the topography surrounding the Project Site, and the natural boundaries of the resource affected, rather than jurisdictional boundaries. The geographic scope of cumulative effects will often extend beyond the scope of the direct effects, but not beyond the scope of the direct and indirect effects of the project.

In addition, each of the cumulative projects has its own implementation schedule, which may or may not coincide or overlap with the proposed project's schedule. This is a consideration for short-term impacts from the project. The cumulative impact analysis for each individual issue area is included in the respective discussions in Sections 4.1 through 4.12 of this EIR.

3.5 CUMULATIVE DEVELOPMENT SCENARIO

All approved or pending projects within the Avila Beach and Port San Luis area were identified using information from the County Department of Planning and Building. The final cumulative projects list was assembled from the projects that could both temporally and spatially overlap with the proposed project. Although some uncertainty exists as far as the final scope, design, and start time of some cumulative projects contained in Table 3-1, the best available information was used to determine the temporal and spatial overlaps.

Table 3-2 provides a list of the cumulative projects followed by Figure 3-1 that shows the location of the cumulative projects.

Table 3-2. Cumulative Projects List

Project Name	Project Location	Project Description
<i>Projects Recently Approved</i>		
Mario Travalini Minor Use Permit/Coastal Development Permit DRC2013-00019	137 1 st Street, Avila Beach	The project includes the demolition of an existing 144-square foot second story covered deck, and the construction of a new 321-square foot second story covered deck. The existing and proposed deck is attached to the rear of an existing single family residence and will result in the disturbance of approximately 321 square feet of a 4,511 square foot parcel. This Minor Use Permit / Coastal Development Permit would also allow for the existing single family residence to be used as a residential vacation rental, and because the proposed residential vacation rental would be within 50 feet of another/existing residential vacation rental, a modification of the location standard is required. The proposed project is within the Residential Multi-Family land use category in the community of Avila, in the San Luis Bay Coastal planning area. This project is exempt under CEQA and received a Class 3 Categorical Exemption.

Table 3-2. Cumulative Projects List

Project Name	Project Location	Project Description
D Ray Properties, LLC. Development Plan/Coastal Development Permit DRC2013-00091	90 San Luis Street, Avila Beach	This project includes the conversion of two office spaces (approximately 720 square feet each) to residential vacation rentals on the first floor of an existing mixed-use (office/retail and residential) building (Building A). Building A fronts San Luis Street in Avila Beach and is a two-story structure with an existing 2-bedroom, 1,200-square foot vacation rental on the second floor and two separate office spaces on the first floor. Building B is located behind Building A and it includes a detached garage with an existing vacation rental on the second floor. No changes are proposed to Building B. The proposed project is within the Commercial Retail land use category, in the community of Avila, within the Avila Beach Central Business District, and within the San Luis Bay Coastal Planning Area. This project is exempt under CEQA and received a Class 3 Categorical Exemption.
County General Services Agency General Plan Conformity Report	50 San Juan Street, Avila Beach	Determination of conformity with the General Plan for the proposed transfer of a portion of one County-owned parcel located at 50 San Juan Street in Avila Beach. The parcel is located within the Recreation land use category and within the community of Avila in the San Luis Bay Coastal planning area. This is not considered a project under CEQA and did not require an environmental determination. Any subsequent land use permit application would be subject to CEQA.
Chevron Emergency Permit ZON2013-00416	Avila Tank Farm Property 1717 Cave Landing Road, Avila Beach	The Planning Director issued an emergency permit per Section 23.03.045b.(8) of the Coastal Zone Land Use Ordinance, which was reported to the Planning Commission. An emergency permit was issued for installation of portable equipment to remove contamination, resurfacing an existing road for equipment access, installing overhead power for the equipment use, and additional monitoring wells within this area.
<i>Master and Specific Plans and Proposed Projects Pending Approval</i>		
Port San Luis Harbor District Master Plan	Port San Luis	The 2003 Port Master Plan includes development of Harbor District properties, including development and improvements within the following sub-areas: Open Water, Harford Pier, Harford Landing, Beach and Bluffs, Olde Port Beach and Fisherman's Beach, Cal Poly Marine Education and Research Pier, Harbor Terrace (the proposed project), Lightstation, and Avila Pier, Beach, and Parking Lot.
Avila Beach Specific Plan	Avila Beach	The Avila Beach Specific Plan (2001) includes goals, policies, and standards for the

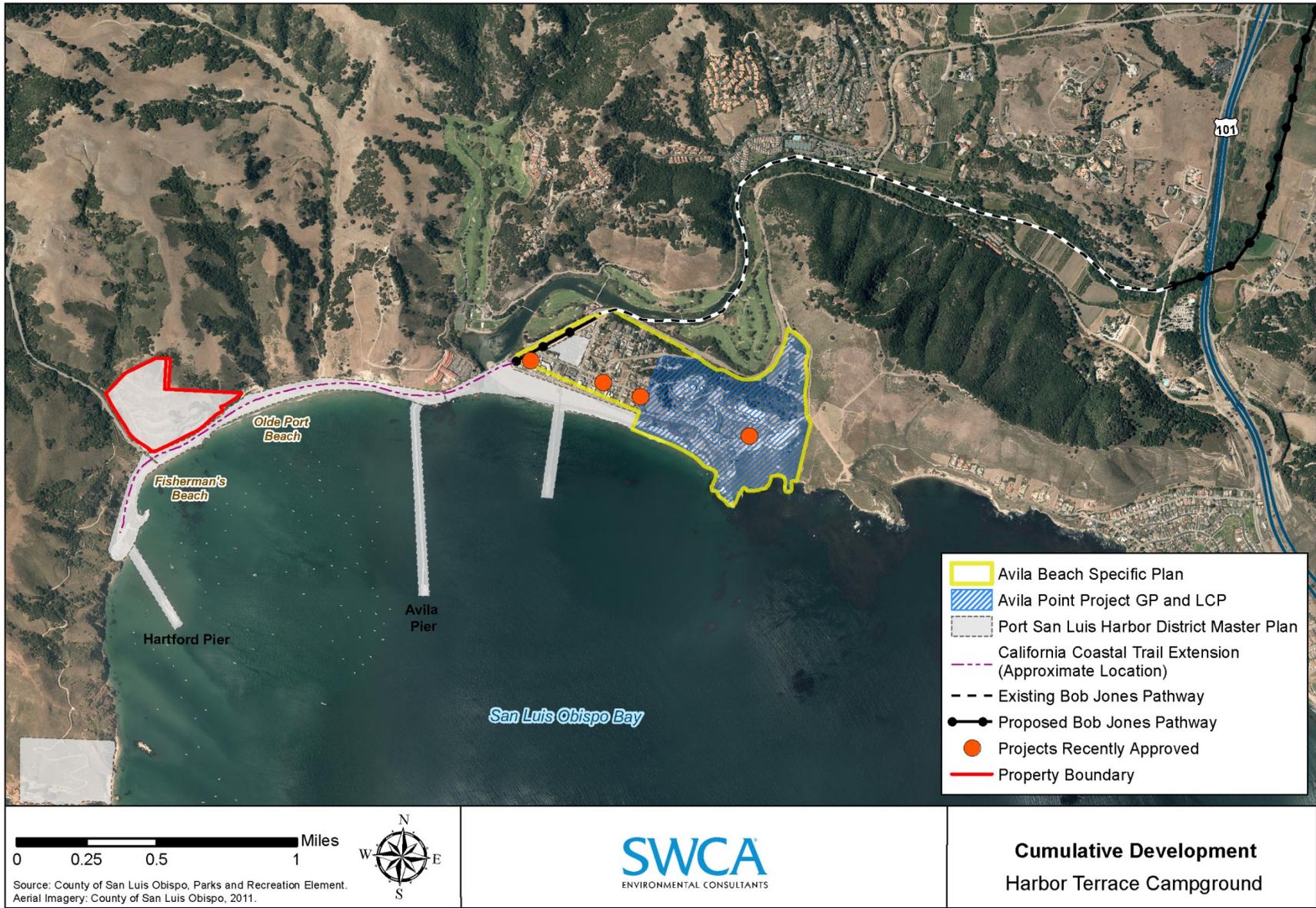
Table 3-2. Cumulative Projects List

Project Name	Project Location	Project Description
		development of Avila Beach. The Plan includes a Conceptual Plan, which identifies the following components: Town Center Conceptual Plan, key private development sites, Front Street development, mid-block pedestrian connection, improved parking lot, Front Street Park, open space preservation, possible affordable housing sites, San Miguel Street infill, hillside development, former mobile home park site plan, restrooms, and a streetscape plan. The plan includes measures addressing accessibility, historic preservation, circulation, parking, and infrastructure, and design guidelines and development standards. . In addition to LCP growth estimates for housing units (population buildout of 1,094 persons), the Specific Plan designates additional parcels for multi-family development, which would result in a population of 1,077 persons.
<u>Ongoing temporary events</u>	<u>Avila Beach</u>	<u>Ongoing temporary events held in the area include special events, concerts, and fundraisers at the Avila Beach Golf Resort, and the Avila Farmers Market held within the Avila Promenade.</u>
<u>San Luis Bay Estates Master Plan</u>	<u>Avila Beach/San Luis Bay Estates</u>	<u>Continued build-out of the approved San Luis Bay Estates Master Plan. Anticipated current and future projects include build-out of residential units in Kingfisher Canyon and the potential development of 50 cottage units identified in the Master Plan (located west of the San Luis Bay Inn). Development of the cottage units would require further environmental review, subsequent to the approved Final EIR for the Master Plan.</u>
Avila Point Project General Plan and Local Coastal Plan Amendment, Remediation, and Development	Avila Tank Farm 1717 Cave Landing Road, Avila Beach	The proposed project includes: Development Plan (i.e., Conditional Use Permit) for remediation of a contaminated site, which was once used as a petroleum product storage, and transfer facility, and small refinery; a General Plan/Specific Plan/Local Coastal Plan amendment for zoning changes to change the land use category from Industrial (current) to Recreation (proposed) with specific standards and guidelines to accommodate the development of the site for a resort; and Development Plan (i.e., Conditional Use Permit) for the future development of the recreation and resort use. Project development may include construction of a resort including a restaurant, spa, shops, cottages, hotel rooms, and related facilities (some of which may be fractional ownership). Included in the project is a coastal bluff trail and other trails throughout the site, remote parking areas (idea is for the site to remain car free if possible), and golf cart

Table 3-2. Cumulative Projects List

Project Name	Project Location	Project Description
		facilities for use on site. Water and wastewater facilities may be obtained by the Avila Beach Community Services District, wastewater may remain on-site.
Coastal Trail Extension	Avila Beach, Port San Luis	An extension of the coastal trail is proposed from Avila Beach to Port San Luis, and may include facilities for pedestrians and bicyclists.
Bob Jones Pathway	San Luis Obispo to Avila Beach	This section of the Bob Jones Pathway will result in a separated Class I trail, where possible, for a distance of approximately 4.5 miles between the Octagon Barn in south San Luis Obispo and the existing Bob Jones Trail at the Ontario staging area (near the Salisbury Winery at the intersection of Ontario Road and San Luis Obispo Creek). The existing route places bicyclists immediately adjacent to motorists and requires a physically dangerous at-grade crossing. The proposed project will provide an improved and safer route for bicyclists and new opportunities for pedestrians, encouraging greater use by families and users of all ages and abilities. The project will include an eight-foot wide asphalt surfaced pathway with two-foot wide shoulders on each side of the surfaced pathway. Grading and landscaping will occur within a 12 to 20 foot wide pathway easement. The pathway will run parallel to San Luis Obispo Creek and U.S. Highway 101 (US 101), and includes three bridge crossings over San Luis Obispo Creek and one 300-foot-long US 101 overcrossing. Two at-grade crossings of South Higuera are proposed within 0.5 miles of the Octagon Barn trailhead.

Figure 3-3. Cumulative Development Scenario Location Map



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