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"To serve the public with an array of commercial and recreational boating, fishing and coastal-related opportunities, while ensuring an environmentally responsible, safe, well-managed and financially sustainable harbor that preserves our marine heritage and character."

March 17, 2014

Robert Fitzroy
San Luis Obispo County Planning & Building Department
976 Osos Street
San Luis Obispo, CA 93408

RE: DRC2013-00044 – Port San Luis Harbor Terrace Development Plan CDP Re-Submittal

Dear Robert,

I am writing on behalf of the Port San Luis Harbor District (Harbor District), project applicant for the Harbor Terrace development located north and east of the intersection of Avila Beach Drive and Diablo Canyon Road. **I respectfully request the County deems complete the enclosed updated Land Use Permit Application for a Development Plan in the Coastal Zone.**

I submit herein the following information:

- Revised Attachment A to General Application Form
- Revised Attachment B to Land Use Permit Application Form
- Land Use Permit Set Drawings, including Site Layout Plan and Section, Preliminary Landscape Plan, Architectural Character/Quality Plans, and Conceptual Grading, Drainage and Utility Plans and Preliminary Sections. Seven (7) full-size drawing sets, eight (8) reduced size drawings sets 8.5" x 11", one (1) reduced size drawing set 11"x17", one (1) CD containing electronic copies of the drawing set.
- Fault Investigation Report
- Environmental Constraints Map
- February 12 Community & Special Harbor Commission Meeting Notes

Project Background

The initial project Coastal Development Permit application was submitted on November 26, 2013. The County responded to this submittal with a letter dated December 24, 2013 indicating additional information would need to be submitted before the application could be processed. This re-submittal intends to provide additional information required to move the permit approval process forward.

Community Outreach

A public meeting and special Port San Luis Harbor Commission meeting was held on February 12, 2014 to elicit feedback from the community and Harbor Commissioners on the project. The preliminary site layout plan, architectural concepts, and low impact development strategies were presented at the meeting. The public relayed overwhelming feedback in support of the project. Key issues identified during the meeting are outlined in the attached meeting notes.

I look forward to working with the County to clarify questions or concerns that arise from this submittal.

Sincerely,



Steve McGrath

Harbor Manager, Port San Luis Harbor District