SECTION 5

PROJECT DESCRIPTION/VISION

A. ENTITLEMENT PATH

The purpose of the entitlements is to allow Chevron to complete site remediation and position the site for future redevelopment with the preparation of a comprehensive development program.

The entitlement applications will be processed primarily through the County of San Luis Obispo and the California Coastal Commission. A zone change will be required to rezone the property from Industrial to Recreation, which is a flexible land use designation that allows for a resort project and other related uses.

The property is within the urban reserve line/Avila Beach Community Services District boundary, Coastal Zone boundary (appealable area) and the Avila Beach Specific Plan boundary. Future development will be governed by the Avila Beach Specific Plan, County General Plan/ LCP, and County Coastal Zone Land Use Ordinance. The Avila Beach Specific Plan also will need to be amended as a part of the General Plan/LCP amendment to rezone the property.

The remediation element of the project is focused on supporting the proposed development program. In this regard, the entitlements for the proposed development program as well as the agency-approved Remediation Action Plan (RAP) will be processed as a single project.

The Project, including the remediation plan and the development program, and the CEQA document will be presented to the Avila Valley Advisory Committee (local advisory committee) for input, to the County Planning Commission for a recommendation and to the Board of Supervisors for approval.

The General Plan/LCP and Specific Plan amendment would then be processed through the California Coastal Commission for approval. The amendment will go back and forth between the County and the Coastal Commission until both agencies agree to the final amendment.

ENVIRONMENTAL REVIEW

The CEQA document will analyze both the reuse of the site and the remediation project. A full team of consultants have prepared a number of technical studies and reports that will help inform the CEQA consultant. A list of document and technical studies prepared for the project site is identified in Section 6. These documents can be made available to the CEQA consultants.

The project area has also been studied by the Agency Review Team as identified in the Introduction above. The remediation program will be described in the RAP, which will be approved by the RWQCB in consultation with the ATCAT. In addition to the RAP, Chevron will provide a detailed project description to the agencies and the CEQA consultant to use for evaluation of the project impacts. Chevron intends to work with the ATCAT during development of project description details to include requested information and, as feasible, obtain consensus on approach.

B. LAND USE

The processing under this application will not include permits for a specific development project. To allow future development on the property, it will include entitlements for development in the form of amendments to the County plans and policies with development guidelines (acceptable building elevations, total building footprint area, etc.). It will also include the permits for conducting remediation.

The Avila Beach Specific Plan and San Luis Bay Area Plan provide a direction on future use through a limitation on use stating that "future use of the site will be considered during the remediation review process and a subsequent amendment to the Avila Beach Specific Plan." The amendment will include a request to amend the Specific Plan to change the land use designation from Industrial (IND) to Recreation (REC), which would enable development similar in physical scale and functional characteristics to that described in the Specific Plan.

EXISTING LAND USE - INDUSTRIAL

The San Luis Obispo County Title 23 - Coastal Zone Land Use Ordinance identifies the project area as Industrial (Figure 5-1). Though the project area is currently designated Industrial (IND), the Avila Beach Specific Plan requires the Avila Tank Farm (Avila Point) property to be rezoned.

Figure 5-1 Existing land use = industrial

Figure 5-2 Proposed land use = Recreation

PROPOSED LAND USE - RECREATION

The entire 95-acre planning area is proposed to be designated as Recreation (REC) (Figure 5-2). Table O of the Coastal Zone Land Use Ordinance lists uses that are permitted within the Recreation category. Some of these uses include hotel, motel, coastal access ways and passive recreation. The intent of converting the site to the Recreation designation is to open the site to visitor serving and resort-oriented uses. In order to ensure regulated development of the site, the Avila Beach Specific Plan states that "all development activities on the Tank Farm [Avila Point] shall require Development Plan review and approval." A follow up submittal will be provided in 2013 which includes the requested reuse and remediation application components:

- General Plan Amendment
- LCP Amendment
- Avila Beach Specific Plan Amendment
- Vesting Tentative Tract Map
- Development Plan Permit for Remediation Project
- Any other discretionary actions and permits that may be required

The additional project materials to be submitted in 2013 will include information for CEQA evaluation and County plan/policy amendments for a development program to allow for a resort and wellness center with a range of uses that may include open space, trails, restaurants, pool, spa, meeting rooms and fitness center, as well as family cottages (fractional ownership/rental pool).

C. CIRCULATION/ ACCESS

The primary project area entrance is at the intersection of Avila Beach Drive and Cave Landing Road. It is envisioned that the majority of cars will be parked at the base of the hill and shuttled to the resort. Three secondary access areas for emergency vehicles and service vehicles are also proposed. These access points are at (1) the southeastern terminus of Front Street, (2) on San Rafael Street near 1st Street, and (3) an access off of Cave Landing Road (see Figure 5-3).

FIGURE 5-3 - Circulation and Access

D. WATER

The on-site water system for the project is proposed as a main line piping distribution network in the general alignment of the project road system in conformance with County of San Luis Obispo engineering standards. The water system is anticipated to route to a connection provided by one of the local purveyors such as Avila Beach Community Services District (ABCSD) or the San Miguelito Mutual Water Company (SMMWC). The project proposes to remove the on-site ABCSD water tank and appurtenances and to relocate the storage component to an off-site location still to be determined.

WATER CONSERVATION

The project proposes to implement various water conservation measures to minimize water use. Details will be provided in 2013 and are anticipated to include both project-specific measures (high-efficiency fixtures, enhanced efforts in water use systems, gray water systems) and potential regional measures (such as participation in waste water treatment improvements to reclaim gray water).

E. WASTEWATER

The wastewater system for the project is proposed as a main line gravity distribution network in the general alignment of the project road system in conformance with County of San Luis Obispo engineering standards. The wastewater will connect to an off-site larger conveyance system operated by the ABCSD or the SMMWC or, if both of these existing facilities are not able to serve the project, an on-site package plant.

F. DRAINAGE

Storm water within the operational areas of the site is still managed with the plant infrastructure. A series of pipes routes storm water between tank rings to the lowest former tank location. The tank in this area, now referred to as the Lower Basin, was decommissioned in the 1940s, and the ring was dug out to provide more water storage. All of the operational areas drain to this basin. Currently, water is held in the basin and tested prior to release through a concrete outfall and pipe onto the beach.

The Regional Water Quality Control Board has indicated that the existing system or any system that promotes ponding of water in the interior of the site will not be acceptable for post-remediation storm water management. Their concern is that ponded water will change the hydrogeologic conditions beneath the site. Remediation will be conducted in the existing outfall basin/structure, which will then be re-built in the same or another location.

Outside of the development area, storm water will be managed through continuous, gravity drained, open swales, which will remove the potential for ponding. The channels will be vegetated, as appropriate, to provide bio-cleaning or included in the resort landscaping. Within the development area a combination of open channel and piping will be used to convey water to the open channel system. Best management practices will be employed throughout the system to ensure discharge meets applicable water quality standards.

G. REMEDIATION APPROACH

The purpose of remediation is to make the site suitable for the proposed development and related uses and to satisfy regulatory requirements. The remediation program and methodology will be detailed in the RAP, which will be approved by the RWQCB in consultation with other ATCAT participants. The EIR consultant will evaluate the impacts of the actions described in the RAP.

The remediation details will not be known until the RAP is approved. However, potential remedial actions and preliminary development work requiring evaluation in the EIR may include, but is not limited to:

- Soil excavation and backfilling
- Dewatering of excavations
- Hauling of impacted soils off-site to appropriate facilities
- Capping impacted soils with clean fill
- Active hydrocarbon recovery equipment installation and operation
- Future building design requirements, such as vapor barriers and raised foundations
- Grading and road/utility installation to accommodate future development concurrent with remediation activities
- Institutional controls/deed restrictions

H. CONCEPT VISION PLAN

More than 56 percent of the site has been previously disturbed with grading, roads, tanks, pipelines and other industrial infrastructure. The project's goal is to reduce its development footprint to 40 percent of the site (17% buildings and roads, 23% resort landscaping), leaving 60 percent of the site as open space and natural habitat.

EXISTING: PREVIOUSLY DISTURBED AREAS OCCUPIED APPROXIMATELY 44% OF THE SITE

PROPOSED: PROJECT WILL ENHANCE/CONSERVE AROUND 60% OF OPEN SPACE

Existing Site Condition

KEY	ACRES	%
Previously disturbed areas	53.0	56%
Undisturbed areas	42.0	44%
TOTAL	95.0	100%

Proposed Open Space and Developed Areas

KEY	ACRES	%
Buildings, Roads & Resort Landscaping	**38.3**	**40%**
Buildings, Roads Subtotal	(16.2)	(17%)
Resort Landscaping Subtotal	(22.1)	(23%)
Open Space	**56.7**	**60%**
Maintained Revegetated Open Space Subtotal	(10.5)	(11%)
Open Space/Coastal Scrub/Oak Woodland Subtotal	(46.2)	(49%)
TOTAL	95.0	100%

I. DEVELOPMENT PROGRAM

Nestled into the hillside, Avila Point has the potential to be an intimate resort retreat that embraces sustainability, luxury and the natural beauty of the coastal setting. The resort and wellness center may include restaurants, pool, spa, meeting rooms and fitness center. The resort is envisioned to be largely automobile-free with guests using walking trails, bikes and electric carts to access their cottages and downtown Avila. Preserved open space and oak woodland will surround the resort offering guests and the Avila community a place to hike, gather, dine, recreate and relax.

PROPOSED PROGRAM

RESORT

- 100 living roof guest rooms (hotel)
- 12 to 13 family cottage clusters (rental pool)
    - 5-8 cottages per cluster
    - 95 cottages total
- Restaurants - casual & fine dining
- Wellness center - day spa, pool, and fitness
- Gathering & meeting facilities

PUBLIC AMENITIES WITHIN THE RESORT

- Coastal trail and overlooks
- Amphitheater/gathering area
- Nature and cultural interpretive features throughout the site
- Open space preservation
- Meeting facilities

The uses and/or number of units may change based on a final development program. The applicant will work with the CEQA consultant to create the scope of development pursuant to a land use equivalency program.

J. CONCEPTUAL SITE PLAN

Figure 5-4 is an illustrative representation of the type of improvements anticipated for the site.

FIGURE 5-4 Conceptual Site Plan

K. COMMUNITY BENEFITS

The vision for Avila Point provides many community benefits for local residents and visitors alike.

- Access to trails, overlook areas and amenities
- Long-term maintenance and stewardship of the land
- Increase in jobs, business activity and new revenue sources for the Avila area
- Long-term increase in tax revenue for the County
- Environmental restoration
- New coastal trail connection
- Community-serving amenities
- Spa
- Meeting rooms
- Small-scale amphitheater for group talks, education and cultural events
- Opportunities for honoring Chumash heritage/activities/celebrations
- Open space preservation
- Sustainable measures and building design to promote resource and energy conservation

Resting spot along Coastal Trail

California Coastal Trail Connection

L. COASTAL TRAIL MAP

One of the most exciting amenities for the project area is the proposed coastal bluff trail that completes a missing piece of the California Coastal Trail (Figure 5-5). This 0.6 mile segment of the California Coastal Trail will be open to the public, allowing them to traverse the site from the terminus of Front Street at San Rafael Street to Cave Landing Road. This multi-use trail will provide public access to a portion of the coast that has been restricted for over a century.

FIGURE 5-5 Coastal Trail Map