

Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Scoping Meeting

December 15, 2022

10:00 AM – 12:00 PM (noon)



COUNTY OF SAN LUIS OBISPO

AVILA BEACH RESORT PHASED EXPANSION PROJECT

Development Plan/ Coastal Development Permit (DRC2018-00067)

Meeting Overview

Agenda

1. Welcome, Opening Remarks, Introductions
2. PowerPoint Presentation
3. Public Comment Period (3 minutes available per speaker)



Introductions

- **San Luis Obispo County Department of Planning & Building (CEQA Lead Agency):**
 - Nicole Ellis, Project Planner (Coastal Team)
 - Schani Siong, Supervising Planner (Coastal Team)
 - Xzandrea Fowler, Environmental Coordinator & Division Manager
 - Meeting Assistance/Staffing: Elizabeth Moreno, Jessica Macrae, Shelby Fredrick, Andy Knighton, Michael Pero, Dane Mueller
- **County's Environmental Consultant (SWCA):**
 - Brandi Cummings, EIR Project Manager/ Lead Environmental Planner
 - Emily Creel, J.D., EIR Project Director/ Principal Planning Team Lead



Introductions

- **Project Applicant/ Property Owner: ABR Property L.P.**
 - Rob Rossi
 - Steve Rossi
 - Damien Mavis
 - Pat Arnold
- **Project Agent: Kirk Consulting**
 - Jamie Jones
 - Ian McCarville



Before we begin...

Accessing Project Documents :

Project information is located on the County's Department of Planning & Building website (PermitSLO). Search the plan case number DRC2018-00067 and click on the "Attachments" tab [DRC2018-00067 \(sloplanning.org\)](https://sloplanning.org/DRC2018-00067)

The screenshot displays the PermitSLO web interface. At the top left is the County of San Luis Obispo logo and the text "PermitSLO". The top right shows the user "Good Morning, Guest". A navigation bar includes links for Home, Today's Inspections, Apply, Map, Pay Invoice, Tools, Search, and Calendar. The main content area shows "Plan Number: DRC2018-00067" and a breadcrumb trail: "Plan Details | Tab Elements | Main Menu". A table provides project details:

| | | | | | |
|--------------|---|---------------|-------------------------|------------------|--|
| Type: | Conditional Use Permit | Status: | Accepted for Processing | | |
| IVR Number: | 102900 | Applied Date: | 05/09/2018 | Expiration Date: | |
| District: | District 3 | Assigned To: | Ellis, Nicole | Completion Date: | |
| Description: | Avila By The Sea: REFILING OF DRC2014-00091 | | | | |

Below the table are tabs for Summary, Locations, Fees, Reviews, Attachments (selected), Contacts, Sub-Records, Holds, and More Info. A secondary breadcrumb trail reads "Attachments | Next Tab | Plan Details | Main Menu". The "Attachments" section shows a "Sort" dropdown set to "Needs Action" and four attachment cards:

- Attachment: ICR for 7-17-20 Submittal_JBR_Addl Info LTR.pdf, Uploaded: 09/17/2021
- Attachment: Links to Existing Information-Resources.pdf, Uploaded: 01/19/2022
- Attachment: Avila Valley Advisory Committee AVAC Letter Golf Course, Uploaded: 12/30/2021
- Attachment: CURRENT Public Works Referral Response January 16, 2020 Info, Uploaded: 12/30/2021



Before we begin...

Overview of commonly used abbreviations and terms

- CEQA- California Environmental Quality Act (State environmental law)

Requires public agencies to “look before they leap” and consider the environmental consequences of their discretionary actions.

- EIR- Environmental Impact Report (Report/Analysis/Disclosure)

Report to inform the public and public agency decision-makers of significant environmental effects of proposed projects, identify possible ways to minimize those effects, and describe reasonable alternatives to those projects.

- NOP- Notice of Preparation (of an EIR)

A brief notice sent by the lead agency to notify the responsible agencies, trustee agencies, and involved federal agencies that the lead agency plans to prepare an (EIR) with potentially significant impacts for the project.



Environmental Review Process

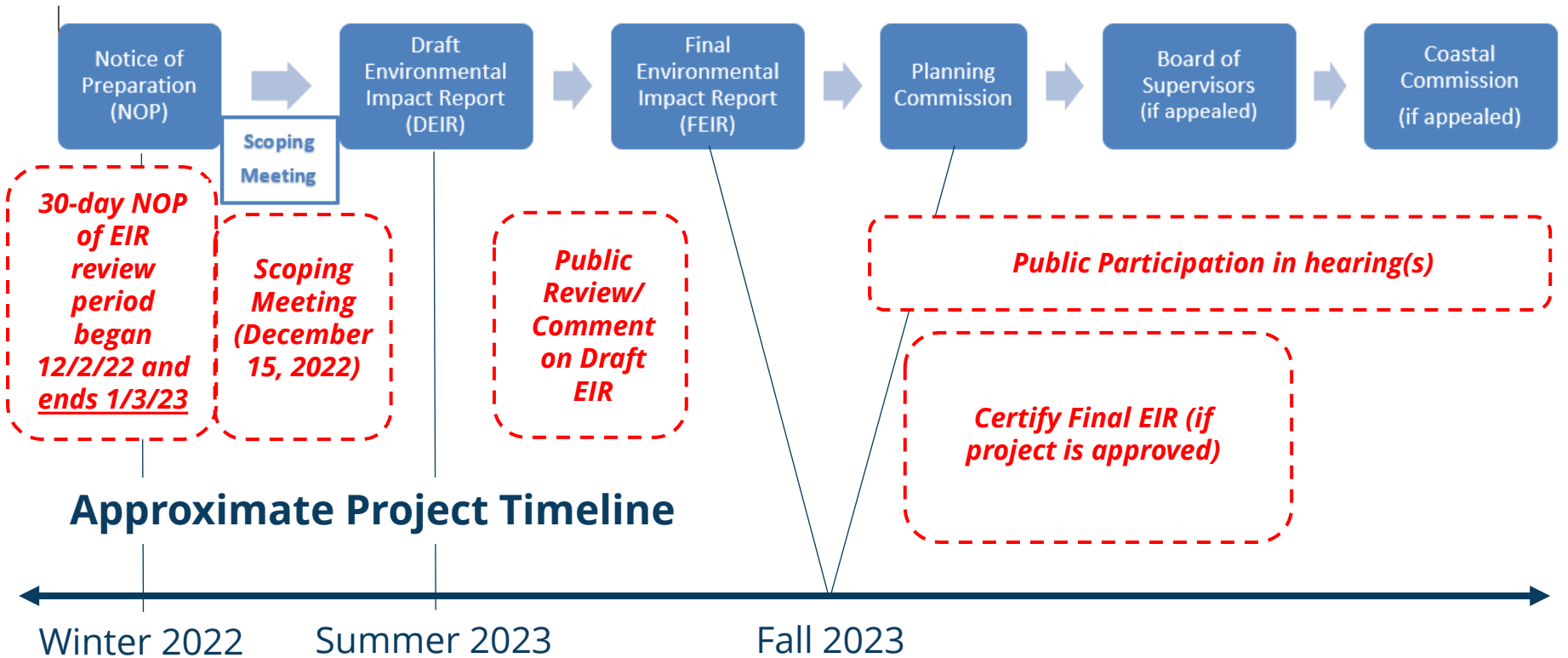


Environmental Review

- California Environmental Quality Act (CEQA)
- Required for all discretionary approvals
- Three types of environmental documents
 - EIR – significant environmental effects
- Purpose – disclose impacts, identify mitigation, consider alternatives



Overview of EIR Process



Purpose of Scoping Meeting and NOP

- ✓ Opportunity to provide input on scope of EIR
 - ✓ Provide information on issues not in the Initial Study
 - ✓ Identify potential project alternatives
 - ✓ Identify potential impacts and evaluation methods
 - ✓ Identify potential mitigation measures
 - ✓ Identify potential policy issues/inconsistencies
- ✗ Not a discussion on the merits of the project
- ✗ Answers to questions about impacts are not known at this time



Environmental Factors to be Analyzed

Key Environmental Factors Identified as having a **Potentially Significant Impact** (checked boxes below)

Basic Scoping Document – Preliminary Environmental Checklist

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use & Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology & Soils | <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Other Environmental Factors to be analyzed but Identified as Less Than Significant with Mitigation Incorporated, OR Less Than Significant Impact Or No Impact (blank boxes above)



Project Description



Project Description

- Phased Development Plan/ Coastal Development Permit
 - Add 135 hotel units + related uses
 - Reconfigure golf course
 - Golf related uses
 - Events
- Concurrently amend/update the San Luis Bay Estates Master Development Plan
- Construction over 15 years

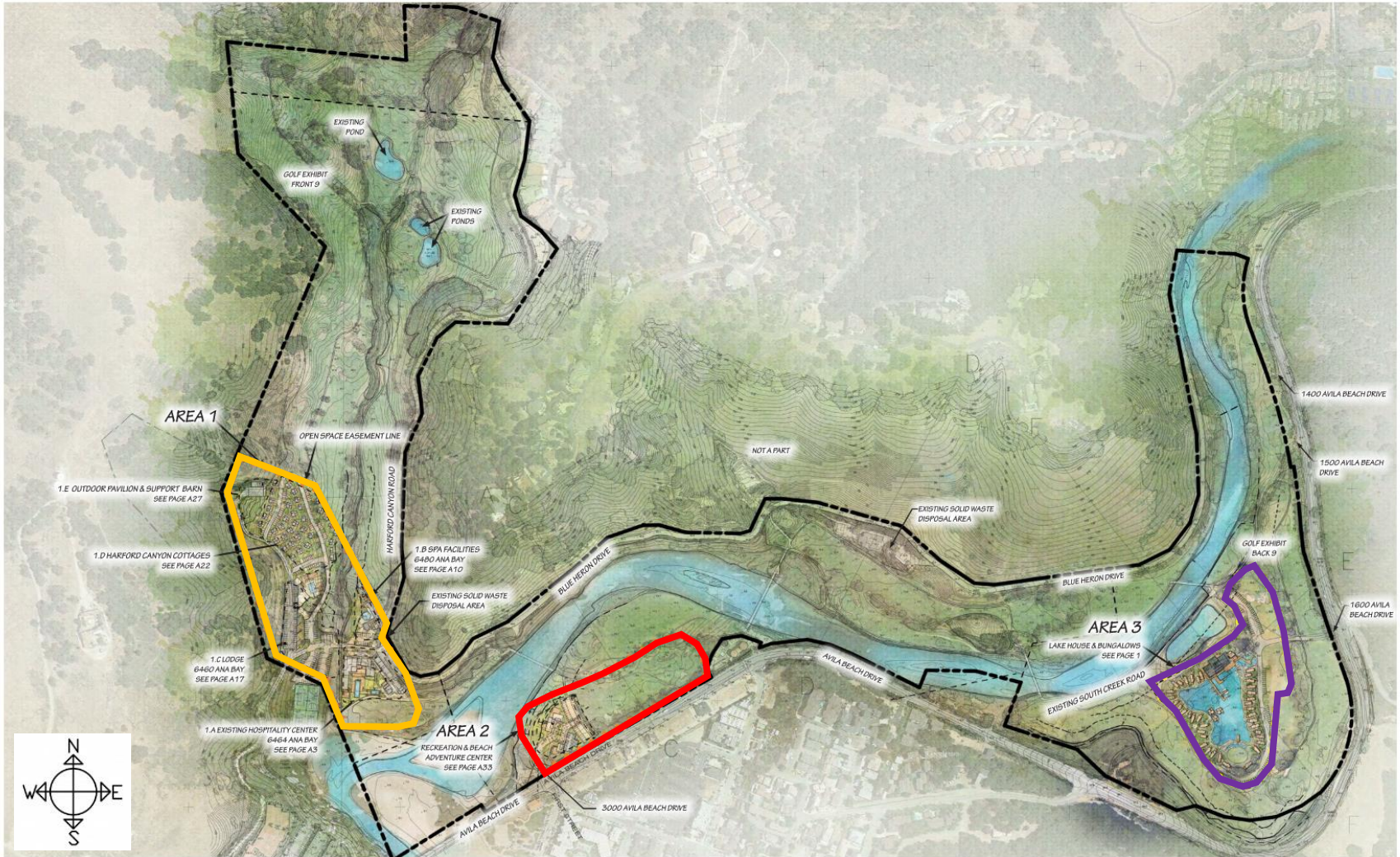


Project Description

- Phase 1 (Areas 1 & 2)
 - Hospitality Center & Beach Club
 - Spa
 - Lodge
 - Harford Canyon Cottages
 - Event pavilion and barn
 - Recreation and Beach Adventure Center
- Phase 2 (Area 3)
 - Lake House, Bungalows, Cabins
- 17 acres site disturbance
- 210,703 sf new building area



Project Overall Site Plan (3 Areas)



Site Plan
OVERALL LOCATION

Avila by the Sea

SCALE: 1" = 200'-0"
 (24" X 36" SHEET)
 0' 100' 200' 400' 800'

Proposed Focused Area Plans (Area 1)



VICINITY MAP

AREA 1 LODGE / COTTAGES

| Lodge Building | Description | Proposed Square Footage |
|-------------------------------------|--|-------------------------|
| Hotel 1 st Floor | Includes: Lobby, Lounge, Bar and Cafe, Restrooms | 4,400 |
| Hotel 2 nd Floor | Includes: 34 Hotel Suites | 23,500 |
| Hotel 3 rd Floor | Includes: 30 Hotel Suites | 21,150 |
| Hotel 3 rd Floor Terrace | | 2,350** |
| Basement (1 st Floor) | Covered Parking (55 spaces) | 18,000** |
| Total Floor Area | | 49,050 |

1.C LODGE
6460 ANA BAY
SEE PAGE A17

1.E OUTDOOR PAVILION AND SUPPORT BARN
SEE PAGE A27

| Pavilion | Description | Proposed Square Footage |
|-------------------------|--|-------------------------|
| Outdoor Seating Area | Grass Seating Area, un-fixed | 6,500 ** |
| Stage | Outdoor Stage | 720 ** |
| Support Barn | Storage, Mechanical Room, Restrooms, Porch | 4,800 |
| 1 st Floor | Storage, Mechanical Room, Restrooms, Porch | 4,800 |
| 2 nd Floor | Event Storage, Catering Kitchen, Restrooms, Outdoor Covered Deck | 4,800 |
| Total Floor Area | | 9,600 |

** Not applicable to overall building floor area

1.D HARFORD CANYON COTTAGES
SEE PAGE A22

| HARFORD CANYON COTTAGES | | |
|-------------------------|---|-------------------------|
| Harford Cottages | Description | Proposed Square Footage |
| Cottage Units | Includes: 36, 800 SF 1-Bedroom Cottages | 28,800 |
| Total Floor Area | | 28,800 |

1.A EXISTING HOSPITALITY CENTER
6464 ANA BAY
SEE PAGE A3

| HOSPITALITY CENTER & BEACH CLUB | | | |
|---------------------------------|---|-------------------------|-----------------------------|
| Hospitality Center | Description | Existing Square Footage | New Proposed Square Footage |
| 1 st Floor | Kitchen, Restaurant, Dining, Bar | 8,775 | - |
| 1 st Floor | Entry, lobby/check-in | - | 2,235 |
| 2 nd Floor | Guest Suite (above bar) | - | 3,880 |
| Total Floor Area | | 8,775 | 4,115 |
| Beach Club | Description | Existing Square Footage | New Proposed Square Footage |
| 1 st Floor | Offices, cart barn, back of house, restrooms, lounge, lobby, snack shop | 7,834 | - |
| 2 nd Floor | Meeting Rooms, Bar, Storage, Kitchen, Deck | 5,929 | - |
| 2 nd Floor | Meeting Rooms | - | 2,760 |
| Total Floor Area | | 13,763 | 2,760 |

1.B SPA FACILITIES
SEE PAGE A10

| SPA - AVILA | | |
|-------------------------|--|-------------------------|
| Spa Facility | Description | Proposed Square Footage |
| 1 st Floor | Includes: Lobby, Offices, Lounge, Gym Area (Storage and Women's Locker Rooms with Private Lounge/Spa Area) | 14,000 |
| 2 nd Floor | Includes: Lounge Area, Salon (Hair and Nails), Lobby, Spa Services (e.g., Massage), Restrooms | 9,500 |
| 3 rd Floor | Roof Deck | 3,750** |
| Total Floor Area | | 23,500 |

Proposed Elevations and Renderings



Hospitality Center (Area 1)



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Proposed Elevations and Renderings



Spa Facility (Area 1)



Harford Canyon Cottages (Area 1)



Outdoor Pavillion & Support Barn (Area 1)



Lodge (Area 1)



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Proposed Focused Area Plans (Area 2)



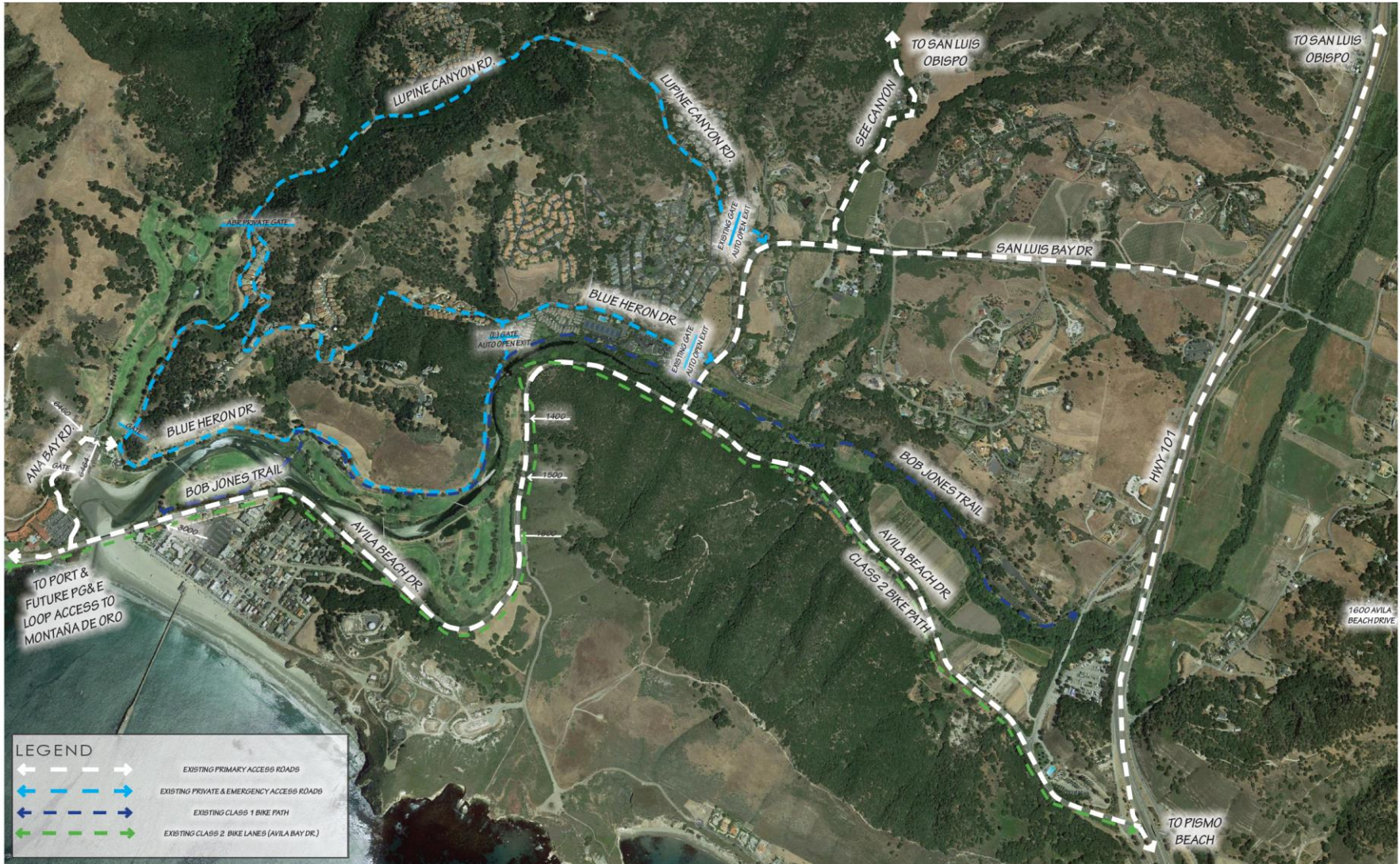
Proposed Focused Area Plans (Area 3)



Lake House & Bungalows (Area 3)



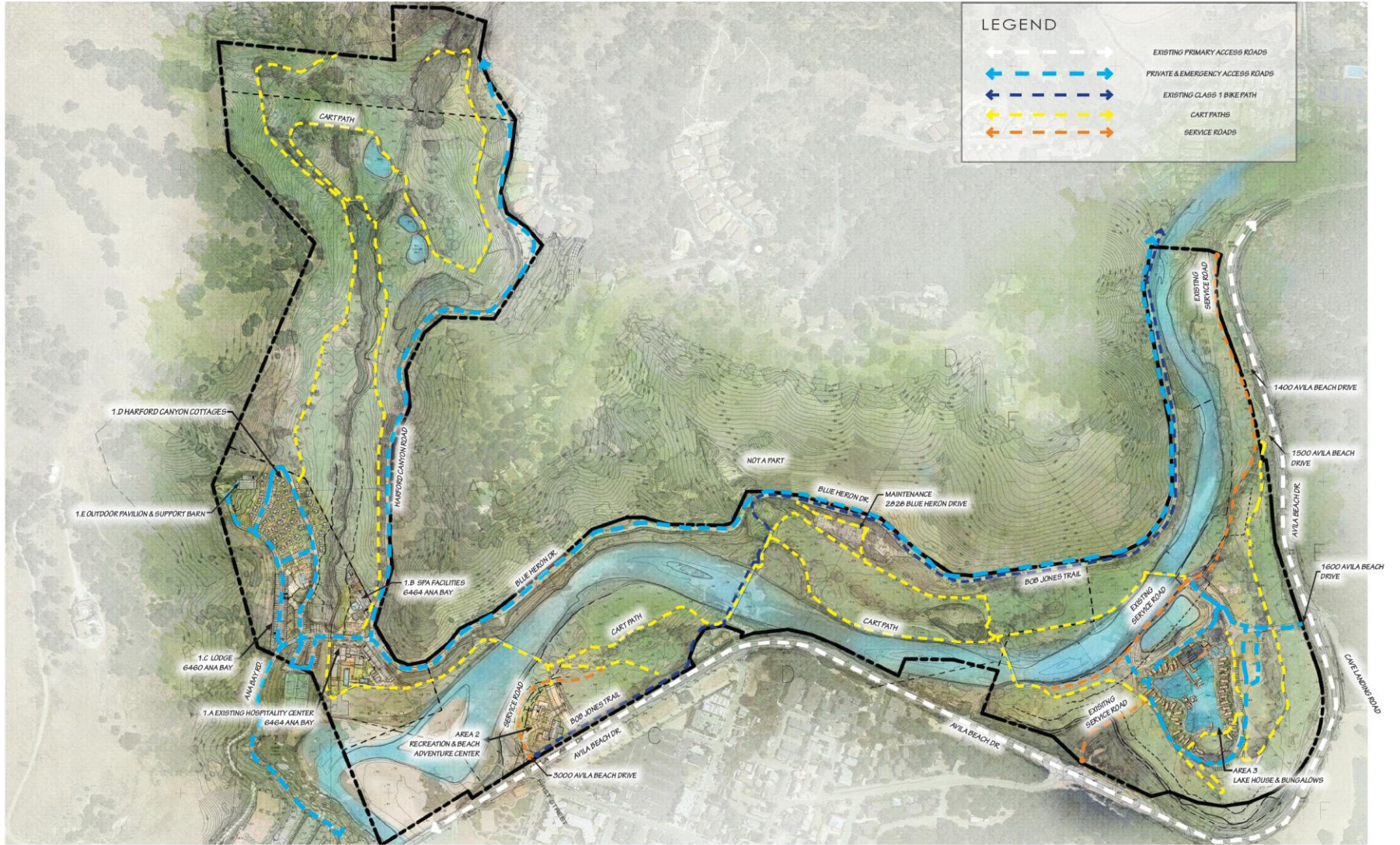
Access



Site Plan
 AREA CIRCULATION & EXISTING COMMUNITY EMERGENCY ROUTES

Avila by the Sea

Access



Site Plan
SITE CIRCULATION

Avila by the Sea

SCALE: 1" = 200'-0"
(24" x 36" SHEET)
0' 100' 200' 400' 800'

Public and Agency Comments



Additional Opportunities for Comments

Opportunities for Comment

Notice of Preparation & Scoping Meeting

Notice of Preparation

- What should the EIR look at in its analysis?
- Are there any ideas for alternatives to the project that would accomplish the same goals with less of an impact?
- Are there ideas for mitigation?
- Are there unique environmental conditions in the area to be aware of?

Draft EIR Comment Period

Draft EIR

- Is the Draft EIR adequate in its analysis?
 - Project Description
 - Impact Analysis
 - Alternatives Analysis
 - Conclusions
- Are there other alternatives that could avoid a significant impact that the EIR identified?

Public Hearings

Final EIR

- Is the Final EIR adequate in its analysis?
- Should an alternative identified in the EIR be pursued further?
- If the project results in significant impacts, are there overriding reasons to support the project?

Staff Report

- Is the project consistent with the General Plan?
- Should the project be approved? Why?
- Should the project be denied? Why?
- Should any of the conditions on the project be changed?



Public Comment Period- Scoping Meeting and Notice of Preparation

Please provide comments to be included in the EIR review
by **Thursday January 3, 2023**

- **Verbal comments**

- Gathered during today's scoping meeting
 - Provided over the phone: **Contact Nicole Ellis at (805) 781-5157**
-

- **Written comments**

- Via email
- Mailed letters to our office
- Comment card (mail to our office or drop off in drop-box at sign-in tables)

BY EMAIL: Contact Nicole Ellis at
nellis@co.slo.ca.us

BY MAIL: Nicole Ellis
County of San Luis Obispo
Department of Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040



Tips for Presenting Comments

- Purpose of this meeting: For the County to receive and record comments
- Please present comments on the scope and content of Environmental Factors
- Please present questions in the format of a comment

*For example: Instead of **asking** “what will occur with _____, or how will _____ be addressed... what is the status of _____
Instead, **state a comment** “I am concerned about _____ because of resulting impacts to _____, I ask that _____ be addressed/assessed due to impacts to _____*



Comment Prompt

- *Are there potential environmental issues that should be included in the analysis?*
- *Is there any specific information that you/your organization may have that will be useful in the EIR analysis ? References can be given.*
- *Are there any feasible mitigation measures that should be included in the analysis?*
- *Are there other feasible alternatives that should be considered?*
- *Are there other EIR sections that should receive special focus?*

| | | |
|---|---|--|
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Scoping Comments



