



Basic Scoping Document – Preliminary
Environmental Checklist

Avila Beach Resort Phased Expansion

Development Plan/ Coastal Development Permit ED21-190 (DRC2018-00067)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

Table with 3 columns of environmental factors and checkboxes. Checked items include: Aesthetics, Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Noise, Population & Housing, Public Services, Transportation, Tribal Cultural Resources, Utilities & Service Systems, Wildfire, and Mandatory Findings of Significance.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- Five bullet points with checkboxes describing potential environmental impacts and required declarations: NEGATIVE DECLARATION, MITIGATED NEGATIVE DECLARATION, ENVIRONMENTAL IMPACT REPORT, ENVIRONMENTAL IMPACT REPORT with mitigation, and NEGATIVE DECLARATION with mitigation.

Prepared by (Print) Signature Date

Reviewed by (Print) Signature Date

Basic Scoping Document – Preliminary Environmental Checklist

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. Project

DESCRIPTION: A request by ABR Property L.P. for a phased Development Plan/ Coastal Development Permit for the construction of various hotel accommodations and related facilities including various sized temporary events (general expansion of visitor-serving and recreational uses on site). The project includes, but is not limited to, a request for an exception to allow additional business and access signage areas, and a request to modify the road improvement standards along Avila Beach Drive. The Development Plan application will also concurrently amend and update the San Luis Bay Estates Master Development Plan to provide consistency between the Master Development Plan and the San Luis Bay Coastal Area Plan.

The project will result in the disturbance of approximately 17 acres on the 170-acre site with approximately 14,700 cubic yards of cut and 18,100 cubic yards of fill. The resort is situated immediately north of Avila Beach Drive, adjacent to the community of Avila Beach. The property is situated at the edge of San Luis Bay, where San Luis Creek flows into the Pacific Ocean. It is bounded to the north and east by steeper hillsides and residential development known as San Luis Bay Estates, and Avila Beach Drive and the community of Avila to the south and west. The project site is in the Recreation land use category, in the community of Avila Beach and in the San Luis Bay Coastal planning area.

Expanded project information can be found in Detailed Project Description for Environmental Analysis in Exhibit B.

ASSESSOR PARCEL NUMBER(S): 076-181-032, APN 076-181-039, APN 076-181-061 and 076-205-001

B. Existing Setting

Plan Area:	San Luis Bay (Coastal)	Sub:	None	Comm:	Avila
Land Use Category:	Recreation				
Combining Designation:	Coastal Zone, Archeologically Sensitive Area, Geologic Hazard Area, Flood Hazard, Sensitive Resource Area / Unmapped ESHA, Streambeds and Riparian Vegetation				
Cumulative Site Area:	170 acres				

Basic Scoping Document – Preliminary Environmental Checklist

Topography:	Gently sloping to steeply sloping		
Vegetation:	Majority of site consists of existing maintained turf grass associated with the golf course and ornamental landscaping, with portions of the site containing natural vegetation communities (terrestrial and aquatic vegetation) such as, annual brome grassland, arroyo willow thicket, remnant California sycamore woodland, coastal scrub (California sagebrush-black sage scrub, coyote brush scrub, and Menzies's golden bush scrub), coast live oak woodland, freshwater emergent wetlands, ice plant mat, pickleweed mats, and purple/valley needle grass grassland		
Existing Uses:	Developed- Recreation/ Resort		
Surrounding Land Use Categories and Uses:			
North:	Open Space, Agriculture and Residential Suburban/ grazing land, residential	East:	Open Space and Residential Suburban/ residential
South:	Open Space, Industrial, Recreation, Residential Multi-Family, Commercial Retail / Community of Avila Beach, residences	West:	Open Space, Industrial, Recreation, Residential Multi-Family, Commercial Retail / Community of Avila Beach, San Luis Bay Inn, single-multi-family residences, Cal Poly Pier

C. Environmental Analysis

The Initial Study Checklist provides general information about the potential environmental impacts of the proposed project and shall be used as the basis for a full environmental impact review in accordance to CEQA requirements and policy consistency with all applicable State regulations, County General Plan, Local Coastal Program and Policies (LCP), Coastal Framework for Planning, Area Plans, Official Maps, Coastal Zone Land Use Ordinance (CZLUO), Building Construction Code and any other programs, as applicable.

Basic Scoping Document – Preliminary Environmental Checklist

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
(a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is currently developed with a restaurant (Mulligan’s), numerous bars, a Beach Club and golf course. The property is currently improved with infrastructure (i.e., utilities, irrigation, reservoirs, building facilities, roads, parking, turf).

The Resort is situated at the edge of San Luis Obispo Bay, where San Luis Creek flows into the Pacific Ocean, on the southern flank of the San Luis Range mountains. Elevations across the Resort range from approximately 6 to 115 feet above sea level. Most of the 170-acre site has been significantly altered from its natural state with development of the existing golf course and facilities. Additionally, the Resort includes extensive areas of irrigated turf associated with the golf course, ornamental plantings and maintained landscaping. In addition to San Luis Obispo Creek, Harford Canyon Creek flows south across a portion of the site, bisecting the golf greens in the western portion of the golf course and connecting into San Luis Creek and the Pacific Ocean.

The Resort is located on the northwest side of Avila Beach Drive. Travelers into and out of the Avila area access the community and beach via Avila Beach Drive and pass by the golf resort in either direction. Predominant views as you travel into the community along Avila Beach Drive are of hillsides covered with oak woodland, riparian habitat following along Avila Beach Drive, and rock outcroppings. Visitors are able to

Basic Scoping Document – Preliminary Environmental Checklist

view portions of the golf course, intermittently with views interrupted by ornamental landscaping, woodland, and riparian habitat (oaks, willows, sycamores, other vegetation) along Avila Beach Drive. This impedes direct and prolonged views of the golf course from Avila Beach Drive.

The new facilities are located on approximately 10% of the Resort's 170 acres. The proposed development includes on-site transient overnight accommodations and recreational and visitor-serving facilities and amenities.

Discussion/ Further Analysis

Buildings are not anticipated to silhouette against existing ridgelines. The new facilities are sited to meet all setback requirements for front, side, and rear setbacks within the Recreation land use category. Permitted height within the Recreation land use category is a maximum of 35 feet. All proposed structures and development will meet or be below the maximum allowable height for the Recreation land use category.

The applicant submitted conceptual architectural, landscape plans and scaled renderings of the project components which delineate what views will be from public view. Preliminary planting palettes and landscaping plans have also been included as part of the project application materials for review. New development is anticipated to result in additional nighttime glare. It is expected that further visual analysis shall be prepared as a part of the EIR to adequately address the potential aesthetic and visual resource impacts.

The applicant's conceptual illustrations will need to be independently peer-reviewed, and supplemental visual study may need to be prepared. In addition, the submitted conceptual landscape plan can be augmented to include screening vegetation as needed for visual mitigations, as needed as part of the EIR analysis. The site is located with the suggested scenic corridor (Avila Beach Drive) identified in the County's Conservation and Open Space Element. The EIR will provide a discussion of the applicable regulations, including those in the discussion of the potential impacts related to coastal visual resources and mitigation measures for project activities and alternatives. Consistency with County's General Plan, LCP policies and CZLUO standards for coastal visual resources should be evaluated as part of this discussion.

Sources

List of Available Reports (County Document Italicized)

1. *Conceptual Architectural and Landscape Plans- 20210215 Avila by the Sea – Book*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site abuts agricultural land to the northwest, which is used for low to moderate levels of cattle grazing. Abutting agricultural land is located at a much higher elevation than the Resort and proposed development and certain areas are fenced to prevent livestock from grazing freely.

Basic Scoping Document – Preliminary Environmental Checklist

Discussion/ Further Analysis

Access and use of the Resort and proposed areas for added facilities will not impact the adjacent agricultural activities, nor will adjacent agricultural activities have an impact on visitors to the Avila Beach Resort. The project does not include or involve any changes to the existing environment that could result in conversion of farmland or agricultural resources to a non-agricultural use. The County's Agricultural Commissioner's office confirmed that no significant impacts to agricultural resources are anticipated, and no additional buffering is required (Referral response letter from Lynda Auchinachie, May 23, 2018).

Sources

List of Available Reports (County Document Italicized)

- 1. Referral response letter from Lynda Auchinachie, May 23, 2018*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project proposes to disturb soils that have been given a wind erodibility rating of 1, which is considered high. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, APCD adopted the Clean Air Plan (CAP) in 2001. The CAP outlines the APCD’s strategies to reduce ozone precursor emissions from variety of stationary and mobile sources.

Discussion/ Further Analysis

Recent changes to Appendix F of the California Environmental Quality Act (CEQA) Guidelines now require discussion of potential energy impacts of proposed projects. An Air Quality Impact Technical Report has not been prepared at this time to analyze the project’s air quality impacts.

All existing golf carts are electric, and an increasing amount of equipment will be, as well. The Resort is currently working on a plan (separate from the requested Development Plan) to add solar to offset both its current and future electrical demands; thus, providing a more “green” operational outcome than presently exists.

The proposed project was referred to the Air Pollution Control District (APCD) (Referral response letter from Gary Arcemont, June 1, 2018). The proposed project has not been referred to the State Air Resources Control Board (CARB). Comments and conditions received must be incorporated into the project design as

Basic Scoping Document – Preliminary Environmental Checklist

appropriate and must be implemented prior to ground disturbance, during development, and following occupancy of new facilities in accordance with the county's APCD and CARB.

The Greenhouse Gas analysis must be prepared/conducted during the EIR analysis. The Air Quality Impact Technical Report must also be prepared/conducted during the EIR analysis. The discussion should evaluate the adequacy of the analyses, recommendations and mitigations measures for both construction and operation phases of the project, and also impacts of naturally occurring asbestos. Air quality policies in the LCP and the Conservation and Open Space Element should be considered in the overall evaluation and consistency findings.

Sources

List of Available Reports (County Document Italicized)

1. *Air Pollution Control District (APCD) (Referral response letter from Gary Arcemont, June 1, 2018).*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The Resort property is located within the Pismo Beach U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. It is situated at the edge of San Luis Obispo Bay, where San Luis Obispo Creek flows into the

Basic Scoping Document – Preliminary Environmental Checklist

Pacific Ocean, on the southern flank of the San Luis Range mountains. Elevations within the survey area range from approximately 2 to 35 meters (6 to 115 feet). The site has been significantly altered from its natural state by development of the Resort and associated golf course, which was constructed in the 1960's. In addition to extensive areas of irrigated turf grass associated with the golf course, ornamental plantings and maintained landscaping are present throughout the project site.

In addition to San Luis Obispo Creek, one intermittent blue line drainage flows south across the project site, bisecting the golf greens in the western portion of the survey area. This drainage is unnamed on USGS topographic maps but is referred to locally and in this report as Harford Creek. The lower portion of San Luis Obispo Creek and its confluence with the Harford Creek is currently accessed for recreational purposes by the public. This includes regular use of the existing Bob Jones Trail which intersects lower San Luis Obispo Creek and provides direct access to Avila Beach.

Discussion/ Further Analysis

The proposed project includes the development of new recreational and hospitality facilities within the existing Resort footprint (project). The project as discussed in this document does not include existing uses, including the golf course and other commercial activities, existing public access uses, and on-going maintenance activities.

A Revised Biological Resources Assessment report was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) dated September 2021. Terra Verde also completed a series of surveys within the proposed project area between 2016 and 2018, which were used to inform the design and planning phase.

Specifically, Terra Verde staff conducted field surveys on May 23, 25, and 26, 2016 within specific portions of the overall survey area. Identification of sensitive biological resources during those surveys informed modifications to the project design, in order to avoid impacts to sensitive resources. Additional surveys occurred on November 09, 2017; January 24 and 26, July 20, and September 20 and 21, 2018; and February 28, 2020, within the modified project footprint, which has been reduced to be situated entirely within areas of existing golf turf and other developed areas. Surveys included a botanical and wildlife inventory, vegetation community mapping, a habitat assessment focused on the potential for special-status species and sensitive natural communities to occur on site, and a delineation of jurisdictional waters and wetlands.

Further, the surveys included identification and mapping of areas that meet the definition of Environmentally Sensitive Habitat Areas in the Coastal Zone, per the County of San Luis Obispo's Coastal Zone Land Use Ordinance. Several special-status species were observed during these surveys, including western pond turtle (*Actinemys marmorata*), California red-legged frog (*Rana draytonii*), great blue heron (*Ardea herodias*), sharp-shinned hawk (*Accipiter striatus*), and monarch butterfly (*Danaus plexippus*). In addition to San Luis Obispo Creek, one unnamed blue line drainage (referred to herein as Harford Creek) and two freshwater emergent wetlands were identified within the survey area, as well as areas of saltwater/brackish marsh around the margins of San Luis Obispo Creek. A comprehensive oak tree inventory was completed to document all oak trees in the project area with a diameter at breast height of at least five inches. Suitable habitat for a total of 26 special-status botanical species and 19 special-status wildlife species, as well as migratory nesting birds, is present within the survey area.

Basic Scoping Document – Preliminary Environmental Checklist

The project has been designed to avoid impacts to areas of intact native habitat and sensitive resources and is located entirely within currently developed and anthropogenic areas of the Resort, including extensive areas of maintained golf course turf.

However, there is potential for direct and indirect impacts to occur to Environmentally Sensitive Habitat Area (ESHA) and Sensitive Resource Areas (SRA) due to the high potential for special-status species occurrence in the project area and sensitive environments. In addition, oak trees, sensitive habitats, and jurisdictional aquatic features have the potential to be impacted by project activities, particularly during the construction phase.

The applicant's BRA will need to be independently peer-reviewed and augmented (as needed) in the EIR analysis. LCP ESHA coastal resource protection policies and the Conservation and Open Space Element should be considered in the overall evaluation and consistency findings.

Sources

List of Available Reports (County Document Italicized)

1. CURRENT Revised Biological Resources Assessment_September 2021 Rec 9-23-21
2. Mapped ESHA and Resource Areas (ORIGINAL-CONTEXT_ESHA Overview_05-19-20)
3. *USFWS Referral Response ABR 2018-00067 (June 6, 2018)*
4. *November 1993 San Luis Bay Estates (SLBE) Wildlife Report*
5. *1993-11-18 San Luis Bay Estates (SLBE) Master Plan Botanical Report*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The Project area boundary is the Avila Beach Golf Resort (Resort) property and includes three (3) discontinuous proposed development areas, all within the existing turf and building envelopes of the Resort. The proposed development areas include 1) a Hospitality Center complex, 2) a Beach and Recreation Center, and 3) a Lake Pavilion with bungalows and cottages. The proposed footprint for the three areas is approximately 17.6 acres of the property, all within the existing manufactured topography of the Resort property.

The project is in an area historically occupied by Native American tribes on the shores of San Luis Obispo Bay. Several studies had been undertaken at this site and vicinity, establishing the significance of several identified tribal villages on the project site and surrounding areas. The archeological sites were found to be large, complex prehistoric villages with human remains which gave insights to social establishment of the Chumash tribes living in the coast. The Northern Chumash tribes trace their ancestry to an ethnohistoric village, *Sejato* in Avila Beach and many believe that the village is located in the vicinity of the project site. Project background information on landform modification, the history of the area, and property details was provided by Rob Rossi of ABR Property L.P. The portions of the Resort golf course south of San Luis Obispo Creek were historically mud flats that were filled between 1950 and 1960. A berm was constructed along the south bank of San Luis Obispo Creek to channel the creek and eliminate flooding.

The first fill episode occurred in the 1880s to build the Pacific Coast Railway to the port. The County of San Luis Obispo widened Avila Beach Drive in the 1950s and 1960s to create the road to Port San Luis and the resulting fill was placed along the roadway within the proposed multiuse area. The area within and surrounding the proposed Lake Pavilion was built up with fill material generated from the construction of Highway 101 in the 1950s. This fill is approximately 6 to 8 feet deep, covered with 18 inches of topsoil and turf (Rob Rossi pers. comm. 2018).

Basic Scoping Document – Preliminary Environmental Checklist

The Resort is north of Avila Beach Drive. The southwestern portion of the Resort begins at the confluence of San Luis Obispo Bay and San Luis Obispo Creek reaching north up Harford Canyon toward the Irish Hills. The proposed Hospitality Center is within what is referred to as the “Front Nine” and includes a welcome center and beach club, spa, lodge, cottages, and an outdoor pavilion and event center. Construction of two ponds are also proposed within the northern portion of the Hospitality Center development area. The southeastern portion of the Resort straddles San Luis Obispo Creek which flows into the bay at Ana Bay Road. The proponent proposes development within two areas south of the creek and north of Avila Beach Drive in an area referred to as the “Back Nine.” A Beach and Recreation Center is planned at 3000 Avila Beach Drive within the mid-southwestern area of the Resort, while a larger area in the southwestern portion of the Resort is proposed to have a Lake Pavilion with bungalows and cottages.

Most of the Resort property is turf with existing irrigation lines trenched every 30 feet to depths between 3 and 5 feet. Turf is over base of prepared soil up to 18 inches deep. The non-native fill sediments within the “Back Nine” south of San Luis Obispo Creek—including within the proposed Beach and Recreation Center and Lake Pavilion footprints—were imported from off the property. Much of the “Front Nine” area—including within the proposed Hospitality Center footprint—has an additional existing network of subsurface drains 2 feet below the irrigation lines covered by drainage materials and capped with turf (Rob Rossi pers. comm. 2018).

Discussion/ Further Analysis

Applied EarthWorks, Inc. prepared a summary of prior archaeological investigations relevant to the proposed Avila Beach Resort Development (Project). Five previously recorded prehistoric sites are within the Project area. Due to the sensitivity of the area, Applied EarthWorks, Inc. provided recommendations including site specific recommendations which are outlined in the Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks) and summarized below.

Recommendations included but are not limited to the following:

- The local Native American community should be engaged promptly to provide their input and recommendations regarding the proposed Project.
- A Cultural Resource Management Plan (CRMP) should be prepared.
- Following the CRMP, perform testing programs.
- Following the CRMP, demarcate ESAs around site areas to be avoided prior to construction.
- Due to the sensitivity of the Project area and surrounding Chumash sites, it is imperative that all earth movement during construction be monitored by a qualified archaeologist and a local Native American monitor.
- Results of all testing, data recovery, and construction monitoring including should be included in a final Project cultural resources and construction monitoring report that should include updated California of Parks and Recreation (DPR) site records.
- Curation of cultural materials recovered during testing, data recovery, and construction monitoring.

In mid-2018, the County had initiated local tribal consultations for the project under AB52. Northern Chumash Tribal Council, Salinan and Yak Tityu Tityu Yak Tilhini - Northern Chumash Tribes requested consultation.

Basic Scoping Document – Preliminary Environmental Checklist

A Historic Resource Report with potential mitigations will need to be prepared as part of the EIR analysis. The analysis shall include and not be limited to, historic evaluation, impacts associated with on and off-site improvements, and recommended mitigation measures to reduce potential project impacts to less than significant levels. The site is located with the suggested scenic corridor (Avila Beach Drive) identified in the County's Conservation and Open Space Element and being considered as part of the historic Marre Ranch. The EIR will need to provide a discussion of the applicable regulations, including those in the discussion of the potential impacts related to coastal historic resource policies and mitigation measures for project activities and alternatives. Consistency with County's General Plan, LCP policies and CZLUO standards for historic resources should be evaluated as part of this discussion.

The applicant provided a Revised Summary of Archaeological Information (Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019, prepared by Applied EarthWorks) and of previous investigations (Cultural Resource Studies) within the project area which will need to be further evaluated, peer-reviewed, and supplemented to include and not limited to, additional tribal inputs from AB52 consultation meetings, adequacy of recommended mitigation measures, development of project alternatives, and additional evaluation of all on and off-site improvements proposed. A Phase 1 Archeological Resources Assessment has not been prepared at this time. Therefore, a Phase 1 Archeological Resources Assessment must be conducted during the EIR analysis and additional assessment may be necessary during the EIR analysis. The EIR will need to provide a discussion of project impacts for each alternative and mitigation measures for project activities. Consistency with County's General Plan, LCP policies and CZLUO standards for archeological sensitive areas (ASA) should be evaluated as part of EIR discussion. Potential impacts to Cultural Resources could be significant and unmitigable (Class 1).

Future additional subsurface work shall be coordinated through the County with Tribal Representatives before any work is conducted for any development of further testing or impact determination. Future tribal consultation will include project site avoidance design features, acceptable minimization measures and data excavation mitigation program. In the event of a Class 1 unmitigable significant impact is found, the County will coordinate with Native American tribes on the development of treatment plans as part of the mitigation measures.

Tribal consultations will need to be conducted as part of the EIR analysis which may require additional meetings with these agencies separately.

Sources

List of Available Reports (County Document Italicized)

1. Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks) and reference to older studies
2. *yak tityu tityu yak tilhini - Northern Chumash Tribe- Request for Consultation*
3. *Salinan Tribe of Monterey and SLO Counties Request for Consultation*
4. *Northern Chumash Request for Consultation*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The proposed project is subject to current state law and building codes for energy and water efficiency. Construction best management practices include efficient energy and waste management, which is standard industry practice and state regulated.

Discussion/ Further Analysis

The proposed project is not anticipated to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during regular operations and construction. The property is improved with utility infrastructure and existing infrastructure will be upgraded, as necessary, to support the proposed new facilities.

The EIR will need to provide discussions on potential energy impacts generated from both construction and operational phases. Relevant California Building codes and regulations, Green Building measures, CZLUO energy standards, and energy efficiency policies set forth in the Conservation and Open Space Element should be considered in the overall evaluation and consistency findings.

Sources

List of Available Reports (County Document Italicized)

- Bldg Referral Response 5-21-18*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Basic Scoping Document – Preliminary Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The proposed project, associated utilities and access road improvement would traverse a variety of terrains, geological conditions and hazards. Portions of the site are located within a Geologic Study Area (GSA) as mapped in the County’s Land Use Element. Soils engineering reports/preliminary soils engineering/ investigative reports have been prepared for previous projects within the project area of the Avila Beach Bungalow Project. These reports have addressed geotechnical constraints that include several of the geological constraints based on building codes at the time of the reports. The proposed layout of the project has been reconfigured from these previous projects and building codes have been updated. These reports along with the additional constraints described herein establish a foundation for planning the proposed project.

The applicant has prepared a geological constraints survey for the proposed project (Cleath-Harris Geologists, Inc (CHG), February 22, 2018) which identified the geologic constraints and provided an initial assessment of the potential for geologic hazards that will need to be addressed during planning and design of the proposed project. The basis for the assessment is existing information. The proposed project includes bungalows and support buildings at four locations: lower Harford Canyon, the Maintenance Shop, the 10th Fairway and Meadow Lake.

The geological constraints which were evaluated for this project, in accordance with County of San Luis Obispo guidelines include:

- Seismic
 - Ground rupture (Alquist-Priolo EFZ)
 - Ground shaking
 - Liquefaction
 - Tsunami
- Soils: Hydrocollapse, expansiveness, erodibility
- Slope stability/Landslides
- Flooding
- Shallow Groundwater
- Mineral (asbestos)
- Hydrocarbon Contamination

CHG reviewed site specific soils engineering reports, a hydrocarbon contamination investigation, published geologic maps, soils maps, floodway cross section, and tsunami inundation map and has performed limited additional exploration (test pits and geologic mapping) in the area east of Harford

Basic Scoping Document – Preliminary Environmental Checklist

Canyon Creek. Since 2004 various studies and investigations have been performed in the four project areas. These reports are available upon request from Cleath-Harris Geologists.

Discussion/ Further Analysis

The applicant's geological constraints survey (Cleath-Harris Geologists, Inc (CHG), February 22, 2018) will need to be independently evaluated, peer-reviewed and augmented (as needed) in the EIR analysis. The previous preliminary and final soils engineering reports will need to be updated and expanded, along with an engineering geologic report (per County guidelines), for the proposed project design.

A Paleontological Resource Assessment with recommendations has not been prepared at this time. Therefore, a Paleontological Resource Assessment with recommendations must be conducted during the EIR analysis to reduce any potential adverse impacts to significant paleontological resources during the construction and any off-site improvements related to the project.

The EIR will provide a discussion of results from all the analysis, potential impacts, and any necessary mitigation measures for Project activities and alternatives in accordance with the SLO County General Plan Land Use and Safety Element, LCP policies for Hazards, the CZLUO standards on Shoreline Structures, Grading, Drainage, Sedimentation and Erosion Control and Geologic Study Area.

Sources

List of Available Reports (County Document Italicized)

1. Cleath-Harris - Geologic Constraints ABR Final Report 2-22-18
2. Cleath Geology - test pits Harford Canyon
3. *Bldg Referral Response 5-21-18*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Greenhouse Gas (GHG) emissions are said to result in an increase in the earth’s average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly the increased amounts of carbon dioxide (CO2) and other GHGs emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD’s CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project’s annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

Basic Scoping Document – Preliminary Environmental Checklist

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be “regulated” either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project’s GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Discussion/ Further Analysis

According to the SLO County APCD, a project would have less-than-significant GHG emissions if it would meet one or more of the following criteria: be consistent with a qualified GHG reduction plan, result in operational-related GHG emissions of less than 1,150 metric tons of CO₂e a year, or result in operational-related GHG emissions of less than 4.9 metric tons of CO₂e per service population (residents plus employees). The County does not have a qualified GHG reduction plan. Therefore, the determination of significance is based on the emission estimates.

The proposed project would release emissions over the short term as a result of construction activities and over the long term from additional traffic generation and operation of the visitor-serving and recreational uses at the Resort.

The County adopted the EnergyWise Plan in November 2011 outlining the County’s approach to reducing GHG emissions through number of goals, measures and actions to meet the County’s 15% reduction target below baseline levels by 2020.

An Air Quality Impact Technical Report and emissions calculations will need to be prepared as part of the EIR and must also include the Transportation Demand Management (TDM) as part of the EIR analyses. The EIR should also include an inventory of GHG emissions and a discussion of policy consistency and mitigation feasibility as proposed by the applicant and required by APCD to reduce or offset emissions as necessary.

Sources

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Basic Scoping Document – Preliminary Environmental Checklist

Setting

The project site is in an area with a mixture of residential, commercial, recreation, and undeveloped grazing land. The immediate surrounding properties consist of undeveloped agricultural land and recreational timeshares to the north, the San Luis Bay Estates to the east, Pecho Ranch and Wild Cherry Canyon to the west, and San Luis Bay and Town to the south. The project site is primarily located within a moderate Fire Hazard Severity Zone with some peripheral portions of the site located within the very high zone. Portions of the project site are also located within the Flood Hazard Combining Designation. The project site is also located within a Geologic Study Area (GSA) which is further discussed in the Geology and Soils section above.

Discussion/ Further Analysis

A Phase 1 Environmental Site Assessment (ESA) has not been prepared at this time to document any hazardous materials or conditions on site. Therefore, Phase 1 Environmental Site Assessment (ESA) must be conducted during the EIR analysis. The proposed project was referred to County Environmental Health noting applicant requirement of Environmental Health review of food facility plans required, plans for swimming pools and applicant completion of the Hazardous Materials Declaration Flowchart for common materials including (but not limited to): fuel, paint, lubricants, pesticides, pool chemicals and compressed gas. (Referral response letters from Kealoha Ghiglia, June 27, 2018 and Leslie Terry February 2, 2020- noting no additional comments or changes to EHS 6/27/18 referral response are attached).

The report will need to be prepared and reviewed and augmented as needed, to include wildfire hazard analysis and site development standards for emergency evacuation. The Avila Community Plan (Envision Avila), SLO County Safety Element and County Hazard Mitigation Plan are currently being updated and local emergency evacuation and wildfire hazards risks are a major concern for the Avila Beach town residents. The Draft Avila Community Plan (Envision Avila) describes several potential emergency evacuation routes for consideration. The EIR shall provide a discussion of the potential impacts related to wildfire hazards and emergency responses consistent with the future direction of the Avila Community Plan, SLO County Safety Element, Hazard Mitigation Plan and the Diablo Evacuation Area Plan prepared by the SLO County Office of Emergency Services.

The future Phase 1 Environmental Site Assessment will need to be independently peer-reviewed and augmented (as needed) in the EIR analysis. The discussion should evaluate the adequacy of the analyses, recommendations and mitigations measures for both construction and operation phases of the project. Air quality policies in the LCP and the Conservation and Open Space Element should be considered in the overall evaluation and consistency findings.

Sources

List of Available Reports (County Document Italicized)

1. *County Environmental Health Referral response letters from Kealoha Ghiglia, June 27, 2018 and Leslie Terry February 2, 2020- noting no additional comments or changes to EHS 6/27/18 referral response.*
2. *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
3. County Fire/ Cal Fire August 13, 2018 response (ABR Co. Fire Site Visit (8_9) Summary with Kirk Consulting)
4. *Cal Fire - Avila Fire Evacuation Plan*

Basic Scoping Document – Preliminary Environmental Checklist

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Basic Scoping Document – Preliminary Environmental Checklist

Setting

The proposed project is within the Avila Valley sub-basin of the larger San Luis Obispo groundwater basin. The topography of the project is moderate to steeply sloping. The southwestern portion of the Resort begins at the confluence of San Luis Obispo Bay and San Luis Obispo Creek reaching north up Harford Canyon (drainage) toward the Irish Hills. The project proposes to disturb soils that have been given a wind erodibility rating of 1, which is considered high. The project site is located within a 100-year flood zone.

The project will result in the disturbance of approximately 17 acres on the 170-acre site with approximately 14,700 cubic yards of cut and 18,100 cubic yards of fill. The project is within the County's drainage review area and all grading and operational activities are subject to drainage and erosion and sedimentation control standards set forth in the CZLUO. The project design includes, but is not limited to, the use of drainage management areas, permeable pavers, low impact development measures and preservation of natural drainage features. All project activities will be subject to applicable County and State requirements for construction and post-construction drainage design and stormwater control plans.

Discussion/ Further Analysis

A preliminary Drainage Report has been prepared by Above Grade Engineering (11/27/2019). The report addresses pre and post approval construction conditions. The project phases have been designed to drain to retention/treatment basins and/or pavers that will serve as a place for treatment & retention. Bio-retention basins have been sized for the proposed and replaced impervious area and will be constructed along with the phased site improvements. Pervious pavers will also be implemented within the proposed parking stalls to reduce and treat impervious areas.

Base Flood Elevations (BFE) were determined by Mr. Keith Crowe of KVC. KVC prepared a calculation of BFE's (demonstrates limit of the 100-year flood) for Harford and Lupine Creeks as well as for San Luis Obispo Creek (May 1, 2015,) where they had not been defined by FEMA.

Additional assessment of each project area was conducted by KVC and those memos describe the potential flood level for each of the Project Areas. Areas 1 and 3 have been designed so that the finished floor elevations for the new facilities will be designed at a minimum 1 foot above the 100-year flood elevation. The buildings in Area 2 are non-residential buildings and any portions of the building below the 100 year-year elevation will be flood proofed to a minimum of one foot above the 100-year flood elevation as allowed by the Coastal Zone Land Use Ordinance 23.07.066.a.11.

The applicant's reports, preliminary plans, analysis and discussions will need to be independently evaluated, peer-reviewed and augmented (as needed) in the EIR analysis. The EIR shall include an evaluation of the adequacy of the reports, preliminary plans, analysis and discussion on potential impacts related to on and off-site improvements and any necessary mitigation measures for Project activities and alternatives, as necessary. The EIR should also include a discussion of policy consistency in accordance with the SLO County General Plan Land Use and Safety Element, LCP policies for Coastal Watersheds, Countywide programs such as Resource Management System, Master Water and Sewerage Plan and the CZLUO standards on Grading, Drainage, Sedimentation and Erosion Control and Geologic Study Area.

Basic Scoping Document – Preliminary Environmental Checklist

Sources

List of Available Reports (County Document Italicized)

1. (17106-Preliminary Drainage Report-2019-11-27)
2. Keith Crowe - Calc of Base Flood Elevations 2018-05-1_Harford Creek Report
3. Keith Crowe - Calc of Base Flood Elevations 2018-05-21_San Luis Creek Report
4. Project Area 2 - Base Flood Elevation Calculations
5. Keith Crowe Flood Memo

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Avila Beach Resort was initially established and built beginning in 1967 as part of the San Luis Bay Club, a private, commercial-recreation resort (CUP Resolution No. 67-84). The 1981 Master Plan and numerous subsequent amendments retained and emphasized the Recreation uses as existing "visitor serving" (VS) priority uses. The current San Luis Bay Coastal and Land Use Ordinance Title 22 Area Plan standards continue to specifically designate 'priority' to the 'recreation' and 'visitor serving' uses over residential uses.

In 1980, the Recreation (REC) land use zoning was applied to nearly 230 acres mostly within the oceanfront portions of the 1,100-acre SLBE. The REC land use designation was intended to ensure its land use reflected both the current and future Recreation uses. The following uses were listed as 'allowed uses' in the REC land use category of the San Luis Bay Estates area in the 1980 LUE:

Excerpt 1980 Land Use Element:

Amusement and recreational services, rural sports and group facilities, sports and active recreation, temporary events, caretaker residence, eating and drinking places, food and beverage retail sales, public safety facilities, accessory storage, hotels and motels, pipeline and power transmission.

Further amendment to the San Luis Bay Coastal Area Plan, certified by the California Coastal Commission and adopted by the Board of Supervisors in the late 1980's further refined the list of uses and separated them into principally permitted uses and non-principally permitted uses. The list of uses was not expanded under these amendments; however, a distinction was made to identified which of the listed allowed uses had 'priority' and were further encouraged. Priority was given to uses that serve coastal visitors.

Excerpt from Current San Luis Bay, Coastal Area Plan, Page – 8-34

RECREATION: *The following standards apply only to lands within the Recreation land use category.*

Limitation on Use. *Principal permitted uses are limited to: eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented supplies);*

Basic Scoping Document – Preliminary Environmental Checklist

and hotels and motels. Non-principal permitted uses are limited to: amusement and recreational services coastal accessways; rural sports and group facilities (excluding equestrian exhibition facilities); participant sports and active recreation; temporary events; caretaker residence; public safety facilities; accessory storage; pipelines and power transmission; and water wells and impoundment. (This is a visitor-serving priority area.)

Operating as a Visitor Serving Resort property, the Resort hosts a variety of activities including golf, food and beverage, weddings, banquets, tournaments, fundraisers and temporary events, serving both tourists and the community residents. Recreation business and events take place within the commercial /recreational venue, turf, and buildings.

Discussion/ Further Analysis

The site is developed with the Resort and associated golf course and support structures and is located within the Recreation land use category.

The project will establish on-site, overnight accommodations on the Resort property and add recreational and visitor-serving facilities and amenities associated with a destination resort. The Resort's existing recreational and coastal activities include, but are not limited to, private walking, biking trails, swimming, yoga, golf, kayaking, outrigger canoes, coastal access, water sports, and various sized temporary events. The golf and driving range will remain a significant aspect of the Resort's business operations.

The project includes a request to concurrently amend and update the San Luis Bay Estates Master Development Plan (text and exhibits) to provide consistency between the Master Development Plan and the San Luis Bay Coastal Area Plan. This application will require amendment of the SLBE MDP to include overnight lodging on the project site.

The development is not anticipated to physically divide an established community in Avila Beach. The project will provide additional transient accommodations and will create new employment opportunities in Avila. This is consistent with the LCP policies to promote tourist serving developments. As proposed, the project is not considered to cause significant impacts or conflicts to County local coastal program, policies and San Luis Bay planning area standards.

Various sized temporary events have occurred on the subject property for decades and therefore, constitute the physical baseline conditions for California Environmental Quality Act (CEQA) purposes. However, the inclusion of various sized temporary events as baseline conditions does not preclude the events from further analysis for land use compatibility and entitlement/permitting requirements.

The EIR shall provide a detailed discussion on the various sized temporary events which constitute the current physical baseline conditions as well as provide a detailed discussion on any modified and/or expanded temporary event operations beyond baseline conditions. The EIR will need to provide a discussion of project impacts for each alternative and mitigation measures for project activities including events. Consistency with the applicable conditions, regulations and standards in the SLBE MDP, San Luis Bay Area Plan, CZLUO and policy consistency with SLO County Local Coastal Program should be evaluated as part of EIR discussion.

Basic Scoping Document – Preliminary Environmental Checklist

Sources

List of Available Reports (County Document Italicized)

1. 2021-02-23_ABR Project Description_ FINAL
2. *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
3. *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The site is not mapped on the County’s General Plan or related documents as to contain known mineral resources of value to the region and residents of the state. The closest mineral hazard is asbestos within the serpentinite rock several miles upstream of the project area which does not pose a hazard to the proposed project (Geologic Constraints Bungalow Project Avila Beach- prepared by CHG, February 22, 2018).

Discussion/ Further Analysis

The proposed project will not result in any loss in the availability of any known mineral resource that would be of value to the region and the residents of the state nor in any loss of a locally important mineral resource recovery site delineated on the SLO County’s General Plan.

Sources

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The project is anticipated to generate a temporary and potentially permanent increase in noise in the project area and vicinity.

Discussion/ Further Analysis

A noise study with mitigations will need to be prepared as part of the EIR analysis. The EIR will need to provide a discussion of the applicable regulations, including those in the discussion of the potential impacts related to noise and mitigation measures for project activities and alternatives. Consistency with County's General Plan (SLO County Noise Element), LCP policies and CZLUO standards for noise should be evaluated as part of this discussion. The noise study shall include but not be limited to modeled existing and future transportation noise impacts and the potential noise impacts of temporary construction noise and vibration impacts (including but not limited to equipment types, equipment travel paths and construction time frames), as well as permanent on-site operations (including temporary events). The report will need to include noise minimization measures to be considered and adopted where feasible.

Sources

List of Available Reports (County Document Italicized)

- Sheriff Response DRC2018-00067 (May 30, 2018)*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Discussion/ Further Analysis

The project will provide additional transient overnight accommodations and create new employment opportunities in Avila. This is consistent with the LCP policies to promote tourist serving developments. No on-site caretaker accommodation is proposed, and all employees would travel to and from the site daily. The project does not displace any residents living or working in the vicinity nor induce any substantial population growth in the area. Existing roads are being utilized for access. The project will not result in a need for a significant amount of new housing and will mitigate its cumulative impact to the shortage of affordable housing stock by payment of the housing impact fees.

Sources

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project is proposed within the Resort and associated golf course and support structures and the site is located within the Recreation land use category.

The project will establish on-site, overnight accommodations which is the “existing, primary land use” within the adopted San Luis Bay Estates Master Development Plan (SLBE MDP) and listed as the “principally permitted use” in the Local Coastal Plan (LCP) and Area Plan Standards. Hotel uses are consistent with the existing General Plan and encouraged in the LCP. This application will require amendment of the SLBE MDP to include overnight lodging at the project site.

In addition to the introduction of overnight lodging on the Resort property, the new facilities also include added recreational and visitor-serving facilities and amenities associated with a destination resort. The Resort’s existing recreational and coastal activities include, but are not limited to, private walking, biking trails, swimming, yoga, golf, kayaking, outrigger canoes, coastal access, water sports, and various sized temporary events. The golf and driving range will remain a significant aspect of the Resort’s business operations.

Basic Scoping Document – Preliminary Environmental Checklist

The project area is served by the following public services/facilities:

Police: County Sheriff Location: South Station (1681 Front Street, Oceano) approximately 11.3 miles southeast of project site

Fire: Cal Fire Location: Avila Valley Station 62 (1551 Sparrow St, San Luis Obispo) approximately 2.7 miles northeast of project site
 Hazard Severity: Moderate to High
 Response Time 5-10 minutes

School District: San Luis Coastal Unified School District / San Luis Obispo Joint Community College District

Discussion/ Further Analysis

The project site is located within an area with predominantly moderate to strong wind throughout the year, within a fire hazard severity zone ranging from moderate to high and with an emergency response time of 5-10 minutes. The project site itself may not have a lot of potential fuel, but its proximity to steep grass hillsides surrounding the valley and grazing land presents higher risks of fuel especially during the summer months when vegetation is drier. The project will rely on a privately maintained emergency egress. The layout of the new structures with a single public access road and private egress route may exacerbate fire and emergency risks. The project will also include installing fuel break zones in which the EIR analysis should assess whether easements will need to be obtained for regular maintenance (if on adjacent properties under separate ownership). The proposed development, hotel guests and staff may be also exposed to post-fire slope instability due to geologic instability on portions of the site.

The proposed project will include the construction of new structures fitted with code compliant fire sprinkler systems and materials, as well as improved emergency egress, fire hydrants on the property and defensible areas surrounding the new buildings. The project will be required to obtain necessary permissions and maintenance agreements for the defensible areas outside of the site and improve existing and proposed access roads.

An analysis of increased activity such as, but not limited to, increased noise, traffic, congestion and traffic flow (especially during large scale temporary events that require public safety response) will need to be prepared as part of the EIR analysis. Consistency with County's General Plan (SLO County Noise Element and Safety Element), Hazard Mitigation Plan, LCP policies, CZLUO standards for noise and public services should be evaluated as part of the EIR analysis (Safety Element and Hazard Mitigation Plan are currently being updated). The discussion should also include any applicable public health and safety regulations, adequacy of emergency access and identify any potential impacts related to public services and mitigation measures for all project activities and alternatives.

Sources

List of Available Reports (County Document Italicized)

1. *Sheriff Response DRC2018-00067 (May 30, 2018)*
2. *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
3. **County Fire/ Cal Fire August 13, 2018 response (ABR Co. Fire Site Visit (8_9) Summary)**

Basic Scoping Document – Preliminary Environmental Checklist

4. ABR Emergency Procedures Manual
5. Avila Beach-Port Fire Access Memorandum dated April 30, 2019, prepared by Collings & Associates Fire Protection Engineering (Community Emergency Access/Evacuation Routes)
6. *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
7. *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Today's Avila Beach Resort was initially established and built beginning in 1967 as part of the San Luis Bay Club, a private, commercial-recreation resort (CUP Resolution No. 67-84). It was then, and remains today, part of the 1,100-acre private Resort/residential community. The allowed uses listed in 1967 resolution included residences, hotel, retail sales & office, golf courses and playgrounds, trailer courts and accessory uses.

Accessory land uses included, but were not limited to, tennis, swimming, golf and other adjunct activities normally associated with a "resort" community. Business activities included banquets, weddings, and entertainment. Today, additional recreational uses are allowed, as highlighted in the attached Coastal Area Plan excerpt(s).

The 1967 Master Plan was revised in 1980 after the County adopted its first Land Use Element (1980 LUE). Following the adoption of the 1980 LUE, in 1981 the County approved the San Luis Bay Estates ("SLBE") Master Plan (the "1981 Master Plan"). Preparation of the 1981 Master Plan was a requirement of the 1980 LUE prior to further development within the SLBE. The 1981 Master Plan retained and expanded the allowed recreational uses and focus of the subject property, while allowing individual ownership of the residential properties.

The 1981 Master Plan and numerous subsequent amendments retained and emphasized the Recreation uses as existing "visitor serving" (VS) priority uses. The current San Luis Bay, Coastal and Land Use Ordinance Title 22 Area Plan standards continue to specifically designate 'priority' to the 'recreation' and 'visitor serving' uses over residential uses.

In 1980, the Recreation (REC) land use zoning was applied to nearly 230 acres mostly within the oceanfront portions of the 1,100-acre SLBE. The REC land use designation was intended to ensure its land use reflected both the current and future Recreation uses.

Basic Scoping Document – Preliminary Environmental Checklist

The following uses were listed as ‘allowed uses’ in the REC land use category of the San Luis Bay Estates area in the 1980 LUE:

Excerpt 1980 Land Use Element:

Amusement and recreational services, rural sports and group facilities, sports and active recreation, temporary events, caretaker residence, eating and drinking places, food and beverage retail sales, public safety facilities, accessory storage, hotels and motels, pipeline and power transmission.

Further amendment to the San Luis Bay, Coastal, Area Plan, certified by the California Coastal Commission and adopted by the Board of Supervisors in the late 1980’s further refined the list of uses and separated them into principally permitted uses and non-principally permitted uses. The list of uses was not expanded under these amendments; however, a distinction was made to identified which of the listed allowed uses had ‘priority’ and were further encouraged. Priority was given to uses that serve coastal visitors.

Excerpt from Current San Luis Bay, Coastal Area Plan, Page – 8-34

RECREATION: *The following standards apply only to lands within the Recreation land use category.*

Limitation on Use. *Principal permitted uses are limited to: eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented supplies); and hotels and motels. Non-principal permitted uses are limited to: amusement and recreational services coastal accessways; rural sports and group facilities (excluding equestrian exhibition facilities); participant sports and active recreation; temporary events; caretaker residence; public safety facilities; accessory storage; pipelines and power transmission; and water wells and impoundment. (This is a visitor-serving priority area.)*

Operating as a Visitor Serving Resort property, the Resort hosts a variety of activities including golf, food and beverage, weddings, banquets, tournaments, fundraisers and temporary events, serving both tourists and the community residents. Recreation business and events take place within the commercial /recreational venue, turf, and buildings.

Discussion/ Further Analysis

The project will attract additional tourists to the local beach and increase the number of users of Bob Jones trail, which is a popular multi use trail along the golf course in the San Luis Obispo County.

The EIR shall include but not be limited to an analysis of low-cost affordable accommodations and coastal access. Trails and pedestrian beach access may be in potential biologically and archaeologically sensitive areas and potential access points to public roadways will require safety analysis. The EIR will need to provide a discussion of the applicable regulations, including those in the discussion of the potential impacts related to coastal access, low-cost affordable accommodations, visitor serving uses, and mitigation measures for project activities and alternatives. Consistency with County’s General Plan, LCP policies and CZLUO standards should be evaluated as part of this discussion.

Basic Scoping Document – Preliminary Environmental Checklist

Sources

List of Available Reports (County Document Italicized)

1. *Public Works Referral Response, January 16, 2020 Information Hold and Conditions (Public Works DRC2018-00067 ABR Prop CUP Avila Beach)*
2. *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
3. *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

The proposed Project consists of 135 overnight lodging units in the form of cottages, suites, and bungalows, a conference center, a new restaurant/café, spa facilities, an entertainment pavilion, an adventure center, reconfiguration of portions of the existing 18-hole Golf Course to accommodate the proposed new uses, and other ancillary buildings and uses to support visitors and locals.

Primary access to the Resort’s guest facilities will continue to be provided from Avila Beach Drive from Highway 101. Existing access into the site is provided at two (2) locations, Ana Bay Road and 3000 Avila Beach Drive. Ana Bay Road is a shared access that provides access to the Resort, as well as San Luis Bay Inn and an adjacent commercial (undeveloped) site.

Guests, employees and deliveries to the Resort will continue via the existing entrance from Ana Bay Road. Ana Bay Road is a private improved road. Primary access to the Beach & Recreation Center would be via the existing entrance at 3000 Avila Beach Drive, which is a signalized intersection at First Street. The Lake House with Cottages and Bungalows would take its primary access via a new 20-foot-wide drive entrance to be located at 1600 Avila Beach Drive across from Cave Landing Road.

The existing internal circulation and maintenance of the grounds will continue to use a combination of several existing private roads (Ana Bay Road, Harford, and Blue Heron) plus the internal paths. No public or visitor serving traffic will utilize these roads, except in the event of an emergency. A new loop road (Lakeside) is proposed to access the Lake House development and provide emergency access.

Basic Scoping Document – Preliminary Environmental Checklist

Secondary emergency egress exists via two (2) private routes. Blue Heron Road to Coffeeberry Place and Lupine Canyon Road out to San Luis Bay Drive. Blue Heron Road terminates near the Bob Jones Trail at a gate which leads to Coffeeberry Place. An additional existing emergency route includes the East Harford Canyon Road to Lupine then out to San Luis Bay Drive. Both routes are currently improved with 20-foot width and serve as Cal Fire’s designated emergency routes. These emergency accesses were established and certified by Cal Fire via the adopted Avila Valley Fire Evacuation Plan (<https://calfireslo.org/wp-content/uploads/2019/03/130904AvilaEvacBro.pdf>). These routes are not intended nor will they be used for “public” daily use.

The County has established the acceptable Level of Service (LOS) for road intersections within the Avila Beach Urban Reserve Line as “D” or better. The San Luis Bay Coastal Area Plan notes that Avila Beach Drive shall not be subject to traffic levels exceeding LOS C based on counts conducted on a weekday in May. Therefore, in July 2016, the County Board of Supervisors directed staff to require all Avila Beach projects subject to CEQA requiring a traffic study evaluating both traffic impacts during the second week of May and during the most appropriate time period relative to the proposed land use as an interim approach until the Avila Beach Community Plan Update is finalized.

Circulation Study Area. The project is within the San Luis Bay Circulation Fee area. This fee provides the means to collect “fair share” monies from new development to help fund certain regional road improvements that will be needed once the area reaches “buildout”. The project will be subject to this fee.

Discussion/ Further Analysis

Implementation of the proposed project will introduce new traffic volumes. Access roads and driveway improvements, offsite utility extensions to the site, grading and construction activities i.e. construction workforce and associated equipment vehicles will result in temporary traffic impacts on the existing roadways. Once completed, the resort with lodge will be operating 24-hours, maintained by various staff working in shifts. Medium to large scale temporary events will require additional event staffing. The spa facilities may be open to the public through daily fee or club membership. Additional traffic and parking needs associated with the possible public usage of the spa facilities will need to be included in the traffic analysis review.

Associated Transportation Engineers (ATE) has prepared a Vehicle Miles Traveled (VMT) analysis and Traffic and Circulation Study (Revised 11-04-19), for the project.

The applicant’s Traffic and Circulation Study and VMT Analysis will need to be independently peer-reviewed and augmented (as needed) at part of the EIR analyses. The EIR should focus on the contribution of new traffic volumes and parking impacts associated with construction, typical lodge operations, and temporary events (including potential shuttle trips). Under typical lodge operations and temporary events scenario, parking allocations both on and off site should be reviewed thoroughly. The viability of the emergency access via private roads and pedestrian access to the beach and local trails should be reviewed in further detail. Additional information such as potential impacts related to Travel Demand Management (i.e. offsite parking, potential shuttle trips) and pedestrian access paths should be developed and reviewed for efficacy in reducing traffic impacts associated with temporary events and pedestrian safety along, but not limited to, Avila Beach Drive.

Basic Scoping Document – Preliminary Environmental Checklist

The EIR should review the adequacy of the various scenario analyses, the recommendations set forth in the applicant's traffic reports and the feasibility of the proposed project features and recommended mitigations in terms of short and long-term traffic impacts to the community. The timeline for the improvements funded by the County Roadway Fee Program and the goals of the (updated) Community Plan, and other applicable plans i.e. Countywide Bike Plan, Port Harbor Parking Management Plan should be considered in the overall evaluation.

Sources

List of Available Reports (County Document Italicized)

1. CURRENT VMT Analysis 9-23-21
2. Revised Traffic and Circulation Study_ATE 11-04-19
3. *Sheriff Response DRC2018-00067 (May 30, 2018)*
4. *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
5. *Public Works Referral Response, January 16, 2020 Information Hold and Conditions (Public Works DRC2018-00067 ABR Prop CUP Avila Beach)*
6. *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
7. *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*
8. *Bicycle Advisory Committee (BAC) comments-Avila Bay Resort 6-5-18*
9. *Cal Fire - Avila Fire Evacuation Plan*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Approved in 2014, Assembly Bill 52 added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

1) *Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:*

a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or

b. Included in a local register of historical resources as defined in subdivision (k) of California Public Resources Code Section 5020.1.

2) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of California Public Resources Code Section*

Basic Scoping Document – Preliminary Environmental Checklist

5024.1. In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

The Project area boundary is the Avila Beach Golf Resort (Resort) property and includes three (3) discontinuous proposed development areas, all within the existing turf and building envelopes of the Resort. The proposed development areas include 1) a Hospitality Center complex, 2) a Beach and Recreation Center, and 3) a Lake Pavilion with bungalows and cottages. The proposed footprint for the three areas is approximately 17.6 acres of the property, all within the existing manufactured topography of the Resort property.

The project is in an area historically occupied by Native American tribes on the shores of San Luis Obispo Bay. Several studies had been undertaken at this site and vicinity, establishing the significance of several identified tribal villages on the project site and surrounding areas. The archeological sites were found to be large, complex prehistoric villages with human remains which gave insights to social establishment of the Chumash tribes living in the coast. The Northern Chumash tribes trace their ancestry to an ethnohistoric village, *Sepjato* in Avila Beach and many believe that the village is located in the vicinity of the project site. Project background information on landform modification, the history of the area, and property details was provided by Rob Rossi of ABR Property L.P. The portions of the Resort golf course south of San Luis Obispo Creek were historically mud flats that were filled between 1950 and 1960. A berm was constructed along the south bank of San Luis Obispo Creek to channel the creek and eliminate flooding.

The first fill episode occurred in the 1880s to build the Pacific Coast Railway to the port. The County of San Luis Obispo widened Avila Beach Drive in the 1950s and 1960s to create the road to Port San Luis and the resulting fill was placed along the roadway within the proposed multiuse area. The area within and surrounding the proposed Lake Pavilion was built up with fill material generated from the construction of Highway 101 in the 1950s. This fill is approximately 6 to 8 feet deep, covered with 18 inches of topsoil and turf (Rob Rossi pers. comm. 2018).

The Resort is north of Avila Beach Drive. The southwestern portion of the Resort begins at the confluence of San Luis Obispo Bay and San Luis Obispo Creek reaching north up Harford Canyon toward the Irish Hills. The proposed Hospitality Center is within what is referred to as the “Front Nine” and includes a welcome center and beach club, spa, lodge, cottages, and an outdoor pavilion and event center. Construction of two ponds are also proposed within the northern portion of the Hospitality Center development area. The southeastern portion of the Resort straddles San Luis Obispo Creek which flows into the bay at Ana Bay Road. The proponent proposes development within two areas south of the creek and north of Avila Beach Drive in an area referred to as the “Back Nine.” A Beach and Recreation Center is planned at 3000 Avila Beach Drive within the mid-southwestern area of the Resort, while a larger area in the southwestern portion of the Resort is proposed to have a Lake Pavilion with bungalows and cottages.

Most of the Resort property is turf with existing irrigation lines trenched every 30 feet to depths between 3 and 5 feet. Turf is over base of prepared soil up to 18 inches deep. The non-native fill sediments within the “Back Nine” south of San Luis Obispo Creek—including within the proposed Beach and Recreation Center and Lake Pavilion footprints—were imported from off the property. Much of the “Front Nine” area—including within the proposed Hospitality Center footprint—has an additional existing network of subsurface drains 2 feet below the irrigation lines covered by drainage materials and capped with turf (Rob Rossi pers. comm. 2018).

Basic Scoping Document – Preliminary Environmental Checklist

Discussion/ Further Analysis

Applied EarthWorks, Inc. prepared a summary of prior archaeological investigations relevant to the proposed Avila Beach Resort Development (Project). Five previously recorded prehistoric sites are within the Project area. Due to the sensitivity of the area, Applied EarthWorks, Inc. provided recommendations including site specific recommendations which are outlined in the Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks). Recommendations are summarized under the previous *Cultural Resources* section.

In mid-2018, the County had initiated local tribal consultations for the project under AB52. Northern Chumash Tribal Council, Salinan and Yak Tityu Tityu Yak Tilhini - Northern Chumash Tribes requested consultation.

A Historic Resource Report with potential mitigations will need to be prepared as part of the EIR analysis. The analysis shall include and not be limited to, historic evaluation, impacts associated with on and off-site improvements, and recommended mitigation measures to reduce potential project impacts to less than significant levels. The site is located with the suggested scenic corridor (Avila Beach Drive) identified in the County's Conservation and Open Space Element and being considered as part of the historic Marre Ranch. The EIR will need to provide a discussion of the applicable regulations, including those in the discussion of the potential impacts related to coastal historic resource policies and mitigation measures for project activities and alternatives. Consistency with County's General Plan, LCP policies and CZLUO standards for historic resources should be evaluated as part of this discussion.

A Phase 1 Archeological Resources Assessment has not been prepared at this time. Therefore, a Phase 1 Archeological Resources Assessment must be conducted during the EIR analysis.

The applicant provided a Revised Summary of Archaeological Information (Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019, prepared by Applied EarthWorks) and of previous investigations (Cultural Resource Studies) within the project area which will need to be further evaluated, peer-reviewed, and supplemented to include and not limited to, additional tribal inputs from AB52 consultation meetings, adequacy of recommended mitigation measures, development of project alternatives, and additional evaluation of all on and off-site improvements proposed. The EIR will need to provide a discussion of project impacts for each alternative and mitigation measures for project activities. Consistency with County's General Plan, LCP policies and CZLUO standards for archeological sensitive areas (ASA) should be evaluated as part of EIR discussion. Potential impacts to Cultural Resources could be significant and unmitigable (Class 1).

Future additional subsurface work shall be coordinated through the County with Tribal Representatives before any work is conducted for any development of further testing or impact determination. Future tribal consultation will include project site avoidance design features, acceptable minimization measures and data excavation mitigation program. In the event of a Class 1 unmitigable significant impact is found, the County will coordinate with Native American tribes on the development of treatment plans as part of the mitigation measures.

Tribal consultations will need to be conducted as part of the EIR analysis which may require additional meetings with these agencies separately.

Basic Scoping Document – Preliminary Environmental Checklist

Sources

List of Available Reports (County Document Italicized)

1. Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks) and reference to older studies
2. *yak tityu tityu yak tilhini - Northern Chumash Tribe- Request for Consultation*
3. *Salinan Tribe of Monterey and SLO Counties Request for Consultation*
4. *Northern Chumash Request for Consultation*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

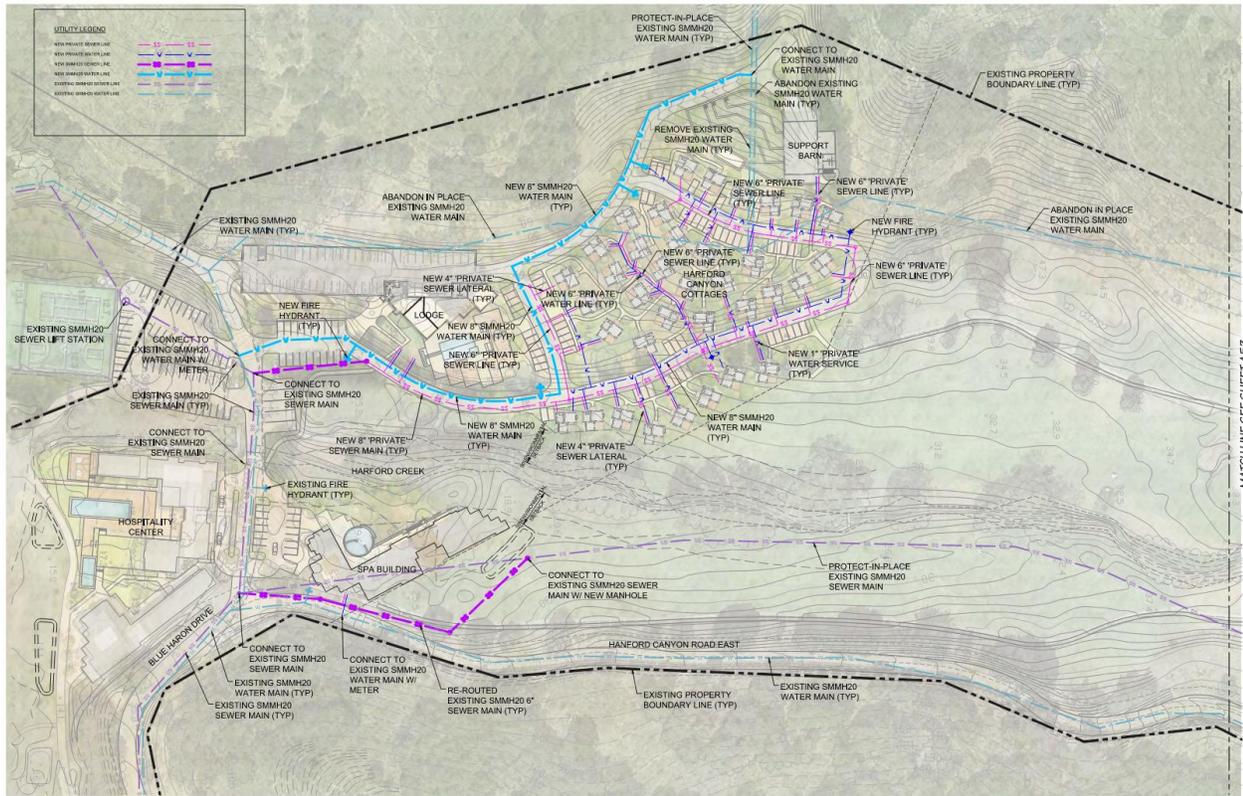
XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

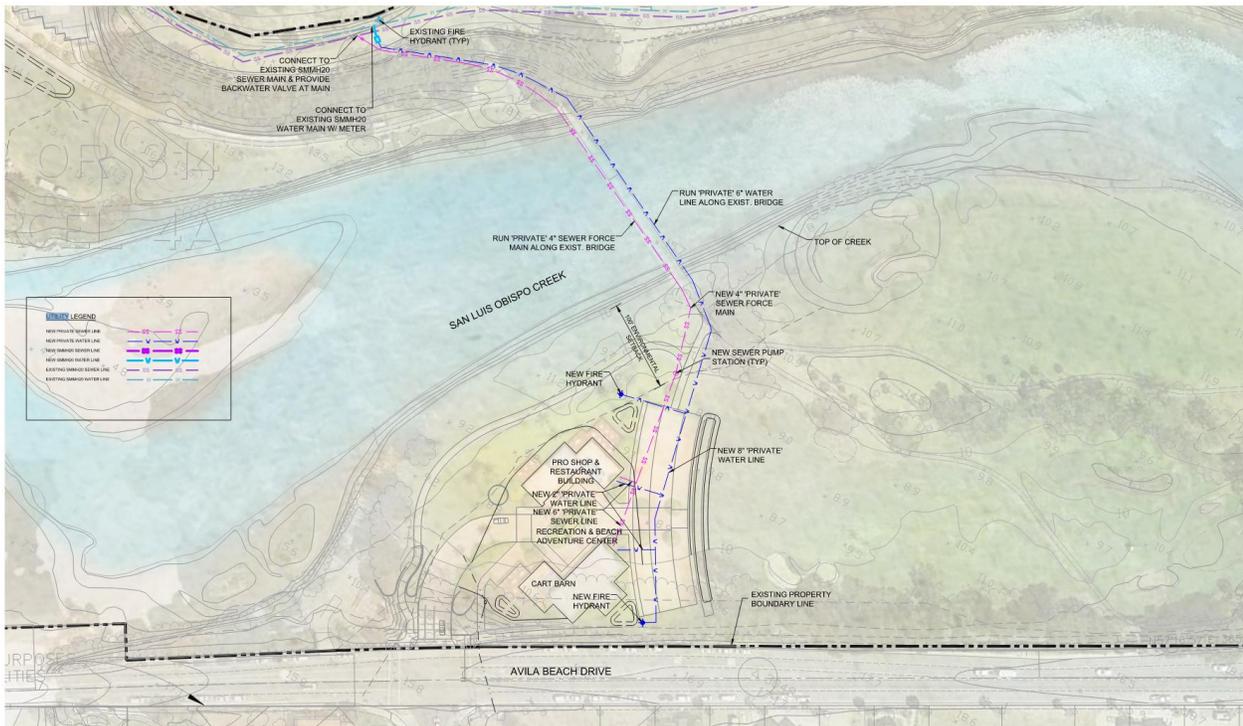
Setting

The property is currently improved with infrastructure (i.e., utilities, irrigation, reservoirs, building facilities, etc.) to support the existing baseline operation. Existing infrastructure would need to be upgraded, to support the proposed new facilities and operations. The proposed development’s water and sewer service is provided by San Miguelito Mutual Water Company (SMMWC).

Basic Scoping Document - Preliminary Environmental Checklist

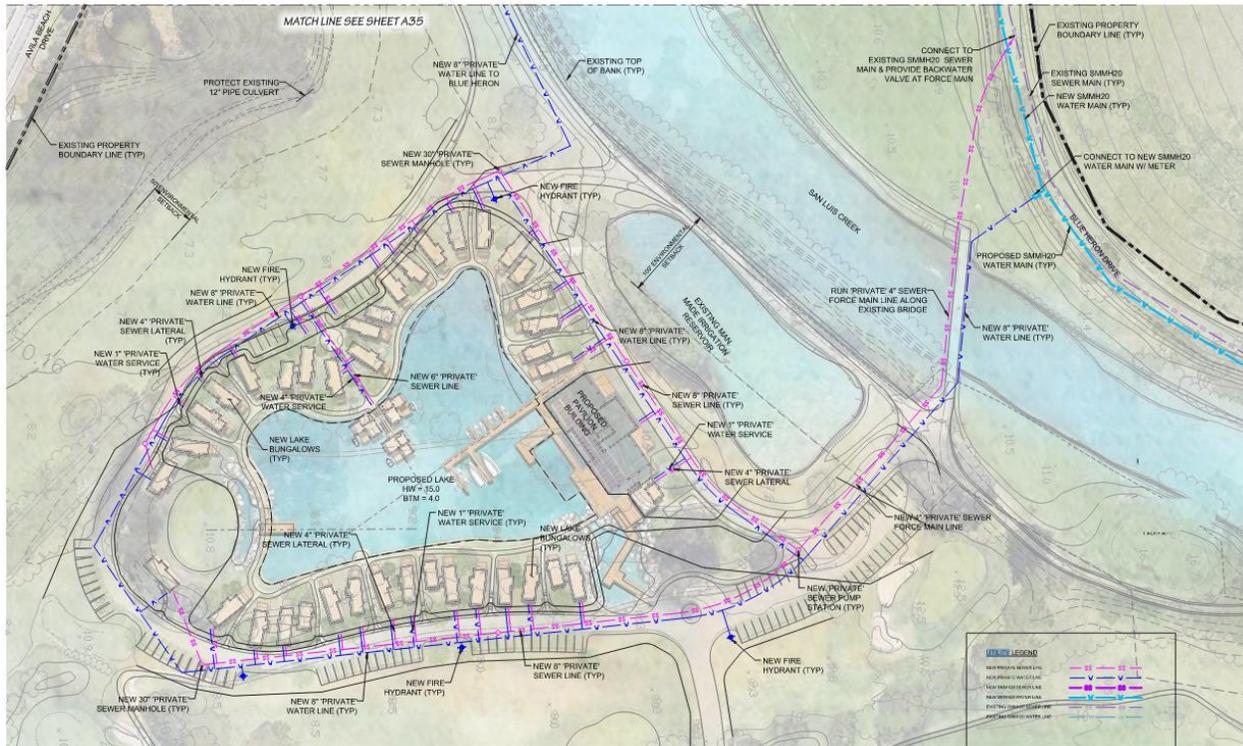


Area 1- Overall Utility Plan



Area 2- Golf & Recreation Center Utility Plan

Basic Scoping Document – Preliminary Environmental Checklist



Area 3 - Lake House & Bungalows Utility Plan

Discussion/ Further Analysis

Utilities

The Resort is currently served by and connected to all existing facilities. SMMWC presently provides domestic water and sewer service. PG&E and the So Cal Gas Company also currently serve the property. New domestic water and sewer connections to these existing looped mains will occur at various points of connection to support the proposed facilities. The Resort has its own separate water well and irrigation system, in service. Please refer to the applicant provided Site Plans – Utility and Irrigation Plans for details.

Water and Wastewater Treatment

SMMWC existing community water and wastewater system already provides service to the Resort. The system mains already loop the property. See SMMWC Conditional Will Serve Water and Sewer Service Letter dated April 17, 2021, requiring conditions and mitigations be placed on the project prior to the issuance of a Final Will Serve Letter and receiving Water and Wastewater Service.

Stormwater

All new impervious surfaces, whether at grade or roof structures, are designed to capture and then percolate collected rainwater. This water will either be utilized directly in the surrounding landscaping or directed to existing irrigation reservoirs for reuse on the golf course turf; thus, helping to reduce existing irrigation well demands. Proposed improvements and new facilities are to be constructed within the Resort’s existing turf areas and are designed to maintain existing grades and surface flows. The existing turf will also continue to function as a significant “bio-filter.” All new facilities are placed a minimum of 50 feet or more from any natural drainage features resulting in a significant turf bio-filter, as is today.

Basic Scoping Document – Preliminary Environmental Checklist

The proposed project is not anticipated to generate solid waste in excess of State or local standards and SMMCW is a community waste service provider that is subject to federal and state compliances.

A utility assessment and water analysis will need to be prepared as part of the EIR. An analysis of water usage Acre Feet per Year (AFY) for a typical occupancy scenario and 100% occupancy scenario are needed. The water analysis shall also include demand usage for various sized temporary events, build out operation and maintenance activities such as turf and landscape irrigation.

Potential utility upgrades may require new power pole(s) or upgrades to the existing pole(s) and potential undergrounding. Stormwater is designed to be collected in various drainage basins and pervious areas of the site around the development, which requires installation of underground infrastructure. Subterranean systems may have adverse impacts to the cultural resources and geologic stability of the site. Potential infrastructure installations and connections close to (not limited to) San Luis Creek and Hartford drainage may have potential impacts to significant biological and cultural resources.

The EIR should review the feasibility of reusing the existing infrastructure and tie-ins and evaluate impacts associated with upgrades and extensions of wastewater lines , additional on site and off site biological, visual and tribal cultural impacts associated with subterranean and above ground utility extensions and stormwater infrastructure. The applicant's utility and drainage plans will need to be peer-reviewed, and supplemented as needed. Consistencies with policies set forth in the County's General Plan, Resource Management System, Master Water and Sewerage Plans, Local Coastal Plan (including but not limited to Public Works Policies), Avila Community Plan and CZLUO standards for utility service, capacity, and resource protection should be evaluated as part of this discussion.

Sources

List of Available Reports (County Document Italicized)

1. *SMMWC Conditional Will Serve Water and Sewer Service Letter dated April 17, 2021*
2. *Public Works Referral Response, January 16, 2020 Information Hold and Conditions (Public Works DRC2018-00067 ABR Prop CUP Avila Beach)*
3. *Bldg Referral Response 5-21-18*
4. *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
5. *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Fire Hazard Severity Zones. In central California, the fire season usually extends from roughly May through October, however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. *Fire Hazard Severity Zones* (FHSZ) are defined by the California Department of Forestry and Fire Protection (CALFIRE) based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CAL FIRE 2007). FHSZs throughout the County have been designated as "Very High," "High," or "Moderate." In San Luis Obispo County, most of the area that has been designated as a "Very High Fire Hazard Severity Zone" is in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County.

Wildland Fire – Responsibility Area. Within San Luis Obispo County, Cal Fire is responsible for wildland fire protection of almost 1.5 million acres within the county. There are three levels of responsibilities mapped for the County; *Federal Responsibility Areas* (FRA) includes lands owned and administered by various federal agencies within the County, *State Responsibility Areas* (SRA) includes areas with sufficient vegetation to pose a potential wildland fire threat and has a residential density of less than three residences/ acre for in areas

Basic Scoping Document – Preliminary Environmental Checklist

exceeding 250 acres, and lastly, *Local Responsibility Area* (LRA) which covers areas with insufficient vegetation to pose a potential wildland fire threat or incorporated areas with own fire protection services.

The project site is in an area with a mixture of residential, commercial, recreation, and undeveloped grazing land. The immediate surrounding properties consist of undeveloped agricultural land and recreational timeshares to the north, the San Luis Bay Estates to the east, Pecho Ranch and Wild Cherry Canyon to the west, and San Luis Bay and Town to the south. The project site is primarily located within a moderate Fire Hazard Severity Zone with some peripheral portions of the site located within the very high zone.

The project site is within the State Responsibility Area for wildland fire protection. The closest CalFire station is located approximately 1.75 miles to the northeast of the project site and provides a response time of less than 10 minutes.

Discussion/ Further Analysis

The project is developed with the Resort and associated golf course and support structures and the site is located within the Recreation land use category. The project will establish on-site, overnight accommodations. In addition to the introduction of overnight lodging on the Resort property, the new facilities also include added recreational and visitor-serving facilities and amenities associated with a destination resort. The Resort's existing recreational and coastal activities include, but are not limited to, private walking, biking trails, swimming, yoga, golf, kayaking, outrigger canoes, coastal access, water sports, and various sized temporary events. The golf and driving range will remain a significant aspect of the Resort's business operations.

The proposed project will include the construction of new structures fitted with code compliant fire sprinkler systems and materials, as well as *improved* emergency egress, fire hydrants on the property and defensible areas surrounding the new buildings. The project will be required to obtain necessary permissions and maintenance agreements for the defensible areas outside of the site and improve existing *and proposed* access roads.

Secondary emergency egress exists via two (2) private routes. Blue Heron Road to Coffeeberry Place and Lupine Canyon Road out to San Luis Bay Drive. Blue Heron Road terminates near the Bob Jones Trail at a gate which leads to Coffeeberry Place. An additional existing emergency route includes the East Harford Canyon Road to Lupine then out to San Luis Bay Drive. Both routes are currently improved with 20-foot width and serve as Cal Fire's designated emergency routes. These emergency accesses were established and certified by Cal Fire via the adopted Avila Valley Fire Evacuation Plan (<https://calfireslo.org/wp-content/uploads/2019/03/130904AvilaEvacBro.pdf>). These routes are not intended nor will they be used for "public" daily use.

The project site is located within an area with predominantly moderate to strong wind throughout the year, within a fire hazard severity zone ranging from moderate to high and with a response time of 5-10 minutes. The project site itself may not have a lot of potential fuel, but its proximity to steep grass hillsides surrounding the valley and grazing land presents higher risks of fuel especially during the summer months when vegetation is drier. The project will rely on a privately maintained emergency egress. The layout of the new structures with a single public access road and private egress route may exacerbate fire and emergency risks. The project will also include installing fuel break zones in which the EIR analysis should assess whether easements will need to be obtained for regular maintenance (if on adjacent properties

Basic Scoping Document – Preliminary Environmental Checklist

under separate ownership). The proposed development, hotel guests and staff may be also exposed to post-fire slope instability due to geologic instability on portions of the site.

The SLO County Safety Element establishes goals, policies, and programs to reduce the threat to life, structures, and the environment caused by fire. Policy S-13 identifies that new development should be carefully located, with special attention given to fuel management in higher fire risk areas, and that new development in fire hazard areas should be configured to minimize the potential for added danger.

See SMMWC Conditional Will Serve Water and Sewer Service Letter dated April 17, 2021, requiring conditions and mitigations be placed on the project prior to the issuance of a Final Will Serve Letter and receiving Water Service. The community domestic water system's capacity and infrastructure must be analyzed to determine whether systems meet requirements for commercial fire pressure, flow and storage.

Additional hydrants and/or standpipes will need to be added as necessary and required by Cal Fire for all new facilities.

The EIR should evaluate the proposed development pursuant to the SLO County's Safety Element and Hazard Mitigation Plan which are currently being updated. The discussion should also include any applicable fire safety regulations, adequacy of emergency access and identify any potential impacts related to wildfire and mitigation measures for all project activities and alternatives.

Sources

List of Available Reports (County Document Italicized)

1. *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
2. *County Fire/ Cal Fire August 13, 2018 response (ABR Co. Fire Site Visit (8_9) Summary)*
3. ABR Emergency Procedures Manual
4. Avila Beach-Port Fire Access Memorandum dated April 30, 2019, prepared by Collings & Associates Fire Protection Engineering (Community Emergency Access/Evacuation Routes)
5. *Bldg Referral Response 5-21-18*
6. *Cal Fire - Avila Fire Evacuation Plan*

See Exhibit A.

Basic Scoping Document – Preliminary Environmental Checklist

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/ Further Analysis

As discussed in each resource section above, the proposed project may result in significant impacts to cultural resources, hydrology and water quality, tribal cultural resources, and wildfire. The potential cumulative impacts of the proposed project may be considerable on the aesthetics (coastal visual resources), biological resources, hazards and hazardous materials, public services, transportation, utilities and service systems, and noise levels. Human beings may be directly or indirectly effected by potential adverse impacts from geologic and soils stability, noise levels, and wildfire.

Basic Scoping Document – Preliminary Environmental Checklist

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
<input checked="" type="checkbox"/>	County Public Works Department	On file
<input checked="" type="checkbox"/>	County Environmental Health Services	On file
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	On file
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	On file
<input checked="" type="checkbox"/>	County Sheriff's Department	On file
<input type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	On file
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	On file
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Community Services District	On file
<input checked="" type="checkbox"/>	Other Tribal Organizations; NCTC, YTT & STMSLO	On file
<input checked="" type="checkbox"/>	Other Avila Valley Advisory Council	On file

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input type="checkbox"/> Design Plan |
| County Documents | <input checked="" type="checkbox"/> Avila Beach Specific Plan |
| <input checked="" type="checkbox"/> Coastal Plan Policies | <input checked="" type="checkbox"/> Annual Resource Summary Report |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) | <input checked="" type="checkbox"/> Avila Beach Circulation Study |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: | Other Documents |
| <input checked="" type="checkbox"/> Agriculture Element | <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook |
| <input checked="" type="checkbox"/> Conservation & Open Space Element | <input type="checkbox"/> Regional Transportation Plan |
| <input type="checkbox"/> Economic Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input type="checkbox"/> Housing Element | <input type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input checked="" type="checkbox"/> Parks & Recreation Element/Project List | <input checked="" type="checkbox"/> Area of Critical Concerns Map |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> Special Biological Importance Map |
| <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) | <input checked="" type="checkbox"/> CA Natural Species Diversity Database |
| <input type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input type="checkbox"/> Public Facilities Fee Ordinance | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input type="checkbox"/> Real Property Division Ordinance | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input type="checkbox"/> Affordable Housing Fund | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input type="checkbox"/> Airport Land Use Plan | <input checked="" type="checkbox"/> San Luis Bay Estates Master Development Plan |
| <input type="checkbox"/> Energy Wise Plan | |
| <input checked="" type="checkbox"/> San Luis Bay Coastal Area Plan | |

Basic Scoping Document – Preliminary Environmental Checklist

In addition, the following project-specific information and/or reference materials have been considered as a part of the Basic Scoping Document – Preliminary Environmental Checklist:

Project information and related documents for AVILA BEACH RESORT (ABR) DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT are available online on the County of San Luis Obispo Department of Planning & Building website via the following link:

[DRC2018-00067 \(sloplanning.org\)](http://DRC2018-00067(sloplanning.org))

An Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks) and supporting documents have been prepared for the proposed project and can be provided for consultant review upon request. To request copies of these confidential documents, please contact **Nicole Ellis, Project Manager** directly at nellis@co.slo.ca.us

List of Available Reports

County Documents Italicized

Applicant Documents Non-Italicized

Aesthetics

- Conceptual Architectural and Landscape Plans- 20210215 Avila by the Sea – Book

Agriculture and Forestry Resources

- *Referral response letter from Lynda Auchinachie, May 23, 2018*

Air Quality

- *Air Pollution Control District (APCD) (Referral response letter from Gary Arcemont, June 1, 2018)*

Biological Resources

- CURRENT Revised Biological Resources Assessment_September 2021 Rec 9-23-21
- Mapped ESHA and Resource Areas (ORIGINAL-CONTEXT_ESHA Overview_05-19-20)
- *USFWS Referral Response ABR 2018-00067 (June 6, 2018)*
- *November 1993 San Luis Bay Estates (SLBE) Wildlife Report*
- *1993-11-18 San Luis Bay Estates (SLBE) Master Plan Botanical Report*

Cultural Resources

- Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks) and reference to older studies
- *yak tityu tityu yak tilhini - Northern Chumash Tribe- Request for Consultation*
- *Salinan Tribe of Monterey and SLO Counties Request for Consultation*
- *Northern Chumash Request for Consultation*

Energy

- *Bldg Referral Response 5-21-18*

Geology and Soils

- Cleath-Harris - Geologic Constraints ABR Final Report 2-22-18
- Cleath Geology - test pits Harford Canyon

Basic Scoping Document – Preliminary Environmental Checklist

- *Bldg Referral Response 5-21-18*

Greenhouse Gas Emissions

- None referenced

Hazards and Hazardous Materials

- *County Environmental Health Referral response letters from Kealoha Ghiglia, June 27, 2018 and Leslie Terry February 2, 2020- noting no additional comments or changes to EHS 6/27/18 referral response.*
- *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
- *County Fire/ Cal Fire August 13, 2018 response (ABR Co. Fire Site Visit (8_9) Summary with Kirk Consulting)*
- *Cal Fire - Avila Fire Evacuation Plan*

Hydrology and Water Quality

- (17106-Preliminary Drainage Report-2019-11-27)
- Keith Crowe - Calc of Base Flood Elevations 2018-05-1_Harford Creek Report
- Keith Crowe - Calc of Base Flood Elevations 2018-05-21_San Luis Creek Report
- Project Area 2 - Base Flood Elevation Calculations
- Keith Crowe Flood Memo

Land Use and Planning

- 2021-02-23_ABR Project Description_ FINAL
- *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
- *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

Mineral Resources

- None referenced

Noise

- *Sheriff Response DRC2018-00067 (May 30, 2018)*

Population and Housing

- None referenced

Public Services

- *Sheriff Response DRC2018-00067 (May 30, 2018)*
- *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
- *County Fire/ Cal Fire August 13, 2018 response (ABR Co. Fire Site Visit (8_9) Summary)*
- ABR Emergency Procedures Manual
- Avila Beach-Port Fire Access Memorandum dated April 30, 2019, prepared by Collings & Associates Fire Protection Engineering (Community Emergency Access/Evacuation Routes)
- *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
- *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

Recreation

Basic Scoping Document – Preliminary Environmental Checklist

- *Public Works Referral Response, January 16, 2020 Information Hold and Conditions (Public Works DRC2018-00067 ABR Prop CUP Avila Beach)*
- *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
- *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

Transportation

- *CURRENT VMT Analysis 9-23-21*
- *Revised Traffic and Circulation Study_ATE 11-04-19*
- *Sheriff Response DRC2018-00067 (May 30, 2018)*
- *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
- *Public Works Referral Response, January 16, 2020 Information Hold and Conditions (Public Works DRC2018-00067 ABR Prop CUP Avila Beach)*
- *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
- *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*
- *Bicycle Advisory Committee (BAC) comments-Avila Bay Resort 6-5-18*
- *Cal Fire - Avila Fire Evacuation Plan*

Tribal Cultural Resources

- *Archaeological Memo_AE 10-30-2019 (Revised Summary of Archaeological Information dated October 30, 2019 prepared by Applied EarthWorks) and reference to older studies*
- *yak tityu tityu yak tilhini - Northern Chumash Tribe- Request for Consultation*
- *Salinan Tribe of Monterey and SLO Counties Request for Consultation*
- *Northern Chumash Request for Consultation*

Utilities and Service Systems

- *SMMWC Conditional Will Serve Water and Sewer Service Letter dated April 17, 2021*
- *Public Works Referral Response, January 16, 2020 Information Hold and Conditions (Public Works DRC2018-00067 ABR Prop CUP Avila Beach)*
- *Bldg Referral Response 5-21-18*
- *Avila Valley Advisory Council (AVAC) Letter Golf Course Comments 8-14-2018*
- *AVAC Land Use Committee 12-14-21 and 3-10-20 AVAC comments*

Wildfire

- *County Fire/ Cal Fire Referral response letter (August 11, 2018)*
- *County Fire/ Cal Fire August 13, 2018 response (ABR Co. Fire Site Visit (8_9) Summary)*
- *ABR Emergency Procedures Manual*
- *Avila Beach-Port Fire Access Memorandum dated April 30, 2019, prepared by Collings & Associates Fire Protection Engineering (Community Emergency Access/Evacuation Routes)*
- *Bldg Referral Response 5-21-18*
- *Cal Fire - Avila Fire Evacuation Plan*

Basic Scoping Document – Preliminary Environmental Checklist

Exhibit B – Detailed Project Description for Environmental Review

The detailed project description is expanded in the following sections below.

PROJECT TITLE: AVILA BEACH RESORT (ABR) DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT DRC2018-00067 (ED21-190)

PROJECT APPLICANT: ABR Property L.P.

PROJECT DESCRIPTION: ABR Property L.P. is requesting a phased Development Plan/ Coastal Development Permit to add hotel accommodations and related facilities including various sized temporary events to the Avila Beach Golf Resort (Resort). The project includes, but is not limited to, a request for an exception to allow additional business and access signage area, and a request to modify the road improvement standards along Avila Beach Drive. The Development Plan application will also concurrently amend and update the San Luis Bay Estates Master Development Plan to provide consistency between the San Luis Bay Estates Master Development Plan (SLBE MDP) and the San Luis Bay Coastal Area Plan. The project will result in the disturbance of approximately 17 acres on the 170-acre site with approximately 14,700 cubic yards of cut and 18,100 cubic yards of fill.

PROJECT LOCATION: The subject property is identified as APN 076-181-032, APN 076-181-039, APN 076-181-061 and 076-205-001 and is located on approximately 170 acres. The resort is situated immediately north of Avila Beach Drive, adjacent to the community of Avila Beach. The property is situated at the edge of San Luis Bay, where San Luis Creek flows into the Pacific Ocean. It is bounded to the north and east by steeper hillsides and residential development known as San Luis Bay Estates, and Avila Beach Drive and the community of Avila to the south and west.

ZONING AND DESIGNATIONS: The Resort is part of the 1,100-acre San Luis Bay Estates Master Development Plan and located within the San Luis Bay Coastal Planning Area within the Urban Reserve Line (URL) of the Avila Community. The Resort property is zoned Recreation (REC) and maintains a Visitor-Serving (V) combining designation. In addition, the following designations are indicated on various County maps as being associated with both the property and adjacent areas:

- Archaeological Study Area (ASA)
- Geologic Study Area (GSA)
- Flood Hazard (FH)
- Sensitive Resource Area (SRA) / Unmapped ESHA
- Streambeds and Riparian Vegetation (SRA)

BACKGROUND: Today's Avila Beach Golf Resort was initially established and built beginning in 1967 as part of the then San Luis Bay Club, a private, commercial-recreation resort (Conditional Use Permit Resolution No. 67-84). It was then, and remains today, part of the 1,100-acre private resort/residential community called San Luis Bay Estates (SLBE). The allowed uses listed in 1967 resolution included residences, hotel, retail sales & office, golf courses and playgrounds, trailer courts and accessory uses. Accessory land uses included, but were not limited to, tennis, swimming, golf and other adjunct activities normally associated with a "resort" community. Business activities included banquets, weddings, and entertainment.

The 1967 CUP was revised in 1980 after the County adopted its first Land Use Element (1980 LUE). Following the adoption of the 1980 LUE, on August 27, 1981, the San Luis Obispo County Planning Commission

Basic Scoping Document – Preliminary Environmental Checklist

certified an Environmental Impact Report (EIR) (ED 80-90) and approved the San Luis Bay Estates Master Development Plan (SLBE MDP). Preparation of the 1981 SLBE MDP was a requirement of the 1980 LUE prior to further development within the SLBE. With the adoption of the County's LUE in 1980, the Recreation (REC) land use zoning was applied to nearly 230 acres mostly within the oceanfront portions of the 1,100-acre SLBE.

The SLBE MDP covers approximately 1,200 acres consisting of multiple phases of residential development, a commercial and maintenance area, a hotel expansion development plan, an improved golf course, and an area for developing hotel cottage units. The 1981 SLBE MDP retained and expanded the allowed recreational uses and focus of the subject property, while allowing individual ownership of the residential properties.

The 1981 MDP and numerous subsequent amendments to the San Luis Bay, Coastal Area Plan further refined the list of uses occurring on the Resort property by separating them into principally permitted uses and non-principally permitted uses. With the amendments, the San Luis Bay Coastal Area Plan consistently retained and emphasized the Recreation uses as existing "visitor serving" (VS) priority uses. The current San Luis Bay Coastal Area Plan standards continue to specifically designate 'priority' to the 'recreation' and 'visitor serving' uses over residential uses.

When the Resort was first approved in 1967, it was developed along with the San Luis Bay Inn which provided overnight accommodation services to the golf resort guests. The two properties, in separate ownership, operated together until 1989 when the Inn converted into a timeshare property. The Resort property is presently fully improved including a restaurant (Mulligan's), numerous bars, a Beach Club and golf course. The property is currently improved with infrastructure (i.e., utilities, irrigation, reservoirs, building facilities, roads, parking, turf), fully utilized by its guests.

The Resort is applying for a Development Plan / Coastal Development Permit to have overnight accommodations on the Resort property. In addition to the introduction of overnight lodging onsite, the project also includes additional recreational and visitor-serving facilities and amenities associated with a destination resort. The Resort's existing recreational and coastal activities include, but are not limited to, private walking, biking trails, swimming, yoga, golf, kayaking, outrigger canoes, coastal access, water sports, and various sized temporary events. The golf and driving range will remain a significant aspect of the Resort's business operations.

San Luis Bay Master Development Plan Amendment

The Development Plan application includes a request to concurrently amend and update the San Luis Bay Estates Master Development Plan (text and exhibits) to provide consistency between the Master Development Plan and the San Luis Bay Coastal Area Plan. This application will require amendment of the SLBE MDP to reinstate overnight lodging.

Basic Scoping Document – Preliminary Environmental Checklist

DEVELOPMENT SUMMARY:



Site Plan- Overall Location

The proposed Project consists of 135 overnight lodging units in the form of cottages, suites, and bungalows, a conference center, a new restaurant/café, spa facilities, an entertainment pavilion, an adventure center, reconfiguration of portions of the existing 18-hole Golf Course to accommodate the proposed new uses, and other ancillary buildings and uses to support visitors and locals. Primary public access to the Resort would remain both via San Luis Bay Drive and Avila Beach Drive from Highway 101.

Total building development is estimated to be 210,703 sq. ft. (building area). The project would result in the disturbance of approximately 17 acres on the 170-acre site with approximately 14,700 cubic yards of cut and 18,100 cubic yards of fill.

Additional new infrastructure would be developed to support the proposed project areas and uses to include site utilities, rebranding of the existing restaurant/bar, banquet facilities, added meeting rooms, and other recreational space and uses to serve residents and visitors.

Basic Scoping Document – Preliminary Environmental Checklist

To facilitate description and identify the general location of the proposed new facilities, the plan is divided into three (3) distinct project areas:

- **Area 1:** Hospitality Center, Lodge, Spa Facility, Harford Canyon Cottages, and an Outdoor Pavilion with Support Barn
- **Area 2:** Recreation and Beach Adventure Center which includes a Cart Barn and Snack Shop, relocated Pro Shop and Café, additional Parking Facilities, and new two-story driving range
- **Area 3:** The Lake House, Bungalows and Cabins

The project would be developed over two phases with Areas 1 and 2 developed as a part of Phase 1 and Area 3 developed as a part of Phase 2. Depending on market conditions, one or more of the areas may be prioritized and developed as a part of the initial phase; overall a timeline of up to 15 years, through Development Plan approval.

Summary Table						
Project Area	Project Component	Disturbance (acres)	Cut (CY)	Fill (CY)	Building Area (sq.ft)	Number of Rooms
1	Hospitality Center & Beach Club	0.9	300	300	29,413	1
	Spa - Avila	0.9	400	400	23,500	-
	The Lodge	1.3	400	400	49,050	64
	Harford Canyon Cottages	2.7	700	700	28,800	36
	Outdoor Pavilion & Support Barn	0.7	800	800	9,600	-
2	Recreation & Beach Adventure Center	1.5	100	3,500	19,340	-
3	Lake House, Bungalows, & Cabins	9.0	12,000	12,000	51,000	34
Total		17.0	14,700	18,100	210,703	135

Basic Scoping Document – Preliminary Environmental Checklist

PROPOSED PROJECT AREAS: The development proposed for The Avila Beach Resort project includes the following project areas:

- **AREA 1:** Hospitality Center, Lodge, Spa Facility, Harford Canyon Cottages, and an Outdoor Pavilion with Support Barn (shown below).



Area 1-Proposed Site Plan

- **AREA 2:** Recreation and Beach Adventure Center which includes a Cart Barn and Snack Shop, relocated Pro Shop and Café, additional Parking Facilities, and new two-story driving range.

Basic Scoping Document – Preliminary Environmental Checklist



Area 2- Proposed Site Plan

Basic Scoping Document – Preliminary Environmental Checklist

- **AREA 3: The Lake House, Bungalows and Cabins**



Area 3- Proposed Site Plan

Basic Scoping Document – Preliminary Environmental Checklist

The existing Pro Shop building would be transformed into a new 2,235 square foot lobby/check-in area. It would include a new 1,850 square foot ground floor lobby and bar in the Pro Shop footprint. All improvements would occur within the existing footprint currently occupied by Mulligan’s, the Beach Club, Pro Shop and putting green/event lawn.

The Beach Club and Cart Barn building (located adjacent to the Hospitality Center) may potentially be remodeled in the near future and shall be considered in this overall project. In June 2021 - The Resort owner has applied for a Conditional Use Permit (DRC2021-00126) to add ten (10) overnight accommodations and limited support facilities, totaling 3,840 sq. ft., to the Beach Club, with work occurring within previous developed areas. If DRC2021-00126 is approved and implemented prior to the final action on this project (DRC2018-00067); this project would include the conversion of ten (10) overnight accommodation units to additional meeting rooms and a commercial kitchen, upon occupancy of the 125th room of the 135-lodging units. The future converted commercial kitchen is intended to provide food service for banquets, catered events, and the Beach Club bar. All other uses within the existing 14,000 square foot Beach Club, plus its 3,000 square foot addition, would remain the same. The Cart Barn is an existing structure that was fire damaged and can be rebuilt separately or included as part of this larger project.

Proposed improvements to the entrance of the Hospitality Center would include a new Arrival Plaza for drop off and valet parking immediately adjacent to Ana Bay Road. Additional parking would be created just north of the Arrival Plaza to support the Hospitality Center and Spa. The lobby/check-in would serve the Lodge and Harford Canyon Cottages. A new 1,880 square foot two-bedroom guest unit would be constructed above the new bar. Two new swimming pools and sun decks are also proposed southeast of the Hospitality Center in the area currently occupied by an existing putting green and event lawn area. Impervious surfaces would be increased at the proposed Hospitality Center. Re-creation of the Hospitality Center would result in approximately 0.9 acres of site disturbance, 5,000 square feet of new impervious surface. Earthwork is anticipated to be approximately 300 cubic yards of cut and fill.

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)	-	1,880
Total Floor Area		8,775	4,115

Beach Club	Description	Existing Square Footage	New Proposed Square Footage
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Basic Scoping Document – Preliminary Environmental Checklist

1st Floor	Offices, cart barn, back of house, restrooms, lounge, lobby, snack shop	7,834	-
2nd Floor	Meeting Rooms, Bar, Storage, Kitchen, Deck	5,929	-
2nd Floor	Meeting Rooms		2,760
Total Floor Area		13,763	2,760

PROJECT AREA 1- Component: The Spa



Figure 5. Existing Spa Site Plan



Figure 6. Proposed Spa Site Plan

The Spa facility would be comprised of a new 27,250 square foot, two-story building which includes gym and exercise rooms, classroom areas, men and women’s locker rooms with respective private lounge areas and office support areas. Outdoor spa amenities would include adding a new pool and hot tub with surrounding patio and decks, while retaining existing landscaping and irrigated turf/lawn areas. The second level would include a lounge area with spa amenities, restrooms, and beauty and health/spa services. The building would include a 3,750 square foot roof deck with gardens.

Development of the Spa would result in approximately 0.9 acres of site disturbance (currently existing golf course turf), including adding 20,000 square feet of impervious surface. Earthwork is estimated to be approximately 400 cubic yards of cut and fill. Earthwork would be located outside of the 50-foot setback from Harford Creek. The Spa would be developed over a localized low point adjacent to Harford Creek; with

Basic Scoping Document – Preliminary Environmental Checklist

filling of soils to accommodate the structure, as necessary to reroute the surface water around the proposed structure by grading design or an underground storm drain system.

SPA – AVILA		
Spa Facility	Description	Proposed Square Footage
1 st Floor	Includes: Lobby, Offices, Lounge, Gym Area (Storage and Rooms), Classroom, Men 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

** Not applicable to overall building floor area

PROJECT AREA 1- Component: The Lodge



Figure 7. Existing Lodge Site Plan



Figure 8. Proposed Lodge Site Plan

The new Lodge building is proposed to be located over (above) the existing, paved upper parking lot closest to the Ana Bay Road entry into the Resort. The existing parking lot is currently paved and supports approximately 60 visitor spaces. The existing adjacent, paved parking would remain and provide visitor spaces. Bicycle racks would be provided in areas adjacent to the Lodge.

Creation of the Lodge would include an 18,000 square foot covered parking area which would accommodate approximately 55 vehicle spaces. The new Lodge lobby and lounge would be located on the

Basic Scoping Document – Preliminary Environmental Checklist

The Harford Canyon Cottages (Cottages) would be clustered on approximately 7 acres of the westernmost portion of the existing turf driving range. The Cottages would include 36 free standing hotel rooms, each approximately 800 square feet in size. Each cottage would include one (1) bedroom, living room, kitchenette, bathroom, and deck with individual jacuzzi. Parking for the Cottages is designed around a new loop road which connects to existing Harford West Road. Individual bicycle racks would be provided with each unit.

Development of the Harford Canyon Cottages would result in approximately 2.7 acres of site disturbance of previously graded land. Development would include 18,000 square feet of impervious surface and approximately 700 cubic yards of cut and fill located outside of the required 50-foot setback from Harford Creek.

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

PROJECT AREA 1- Component: Outdoor Pavilion and Support Barn

Basic Scoping Document – Preliminary Environmental Checklist



Figure 11. Proposed Outdoor Pavilion Site Plan

The Outdoor Pavilion and Support Barn would be located on the upper portion of the existing driving range, located adjacent to the Harford Canyon Cottages. Access to this area would be provided by an existing gravel road, which would be improved to a 20-foot-wide, two-way, private access road connecting from the existing Harford West Road. Additional improvements would be made, including a hammerhead turnaround to support emergency vehicles and shuttle drop-offs. Visitor parking would be provided at the Lodge parking lot, Harford Canyon Cottages, or along portions of the golf course and entirely within the existing golf turf area.

This Driving Range is a natural “bowl,” currently used for golf, gatherings, and various sized temporary events. This area’s capacity would be reduced with the addition of the Harford Canyon Cottages. The existing upper slope would be retained as a 6,500 square foot terraced lawn, able to accommodate a capacity of up to 1,000 guests. A stage would be placed at the lowest grade of the seating area and be used for various

activities hosted at the Resort, such various sized temporary events.

A new, two-story 9,600 square foot Support Barn would be constructed adjacent to the Outdoor Pavilion. The 4,800 square foot lower level would house support services, while the 4,800 square foot upper floor would include flex space, catering area (would not include a full kitchen), restrooms, and outdoor deck able to accommodate private meetings for up to 50 guests. The Support Barn would be used to host various entertainment activities concurrently with the Outdoor Pavilion activities or to host private events such as weddings, business meetings/conferences and small parties.

All site disturbance would be located within the existing, already graded, irrigated turf Driving Range. Recontouring the existing turf to support the Outdoor Pavilion and new Support Barn would result in approximately 0.7 acres of total site disturbance, including 6,000 square feet of impervious surface area and approximately 800 cubic yards of cut and fill. As a result of the project, several ornamental (Cypress) trees would be removed to accommodate for the Support Barn.

OUTDOOR PAVILION & SUPPORT BARN		
Pavilion	Description	Proposed Square Footage
Outdoor Terraced Seating Area	Grass Seating Area, un-fixed	6,500 **
Stage	Outdoor Stage	720 **
Support Barn	Description	Square Footage
1 st Floor	Storage, Mechanical Room, Restrooms, Porch	4,800

Basic Scoping Document – Preliminary Environmental Checklist

2 nd Floor	Event Storage, Catering Kitchen, Restrooms, Outdoor Covered Deck	4,800
Total Floor Area		9,600

PROJECT AREA 2- Component: Recreation & Beach Adventure Center



Figure 12. Proposed Golf & Recreation Center Site Plan

The Recreation and Beach Adventure Center would be located at the Resort’s 3000 Avila Beach Drive entry, which is a signalized access at Avila Beach Drive and First Street. This access is partially improved.

The Recreation and Beach Adventure Center would include the addition of two (2) buildings. The first building would include the relocated golf cart barn (relocated from the existing Hospitality and Beach Club Center) with parking for approximately 74 carts, plus an approximately 1,350 square foot snack bar. These buildings would be adjacent to bicycle rental/parking and an Arrival Court for event activities, driving range and vehicle parking. The Arrival Court would also provide vehicle access for ride-share drop-offs.

Basic Scoping Document – Preliminary Environmental Checklist

The second building, proposed to be located across the Arrival Court, would house the relocated 1,240 square foot Pro Shop and 2,300 square foot Café with an outdoor dining area. The upper floor would include administrative offices to support the Recreation and Beach Adventure Center.

Located east of the Pro Shop, Cafe and Cart Barn would be a new two-story driving range. The lower level would feature a parking lot to accommodate approximately 48 vehicle spaces. The driving range would include 18 individual driving bays on each level. The existing turf area, located east and northeast of the proposed driving range building, would remain unaltered and used to support the driving range.

This area of the Resort would host various sized temporary events, temporary parking and improve operation of the existing Outrigger/Canoe Center. Beach access and canoe rentals as well as Resort access via existing walkways and cart paths would be enhanced.

Creation of the Recreation and Beach Adventure Center would result in approximately 1.5 acres of site disturbance. Development would include 18,000 square feet of impervious surface and 3,500 cubic yards of cut and fill.

RECREATION AND BEACH ADVENTURE CENTER		
Snack Bar and Garage	Description	Proposed Square Footage
Snack Bar	Snack Bar, Storage and Back of House	1,350
Multi-Modal Garage (Cart Barn)	Cart Barn, Bicycle, Electric Vehicle Parking	5,700 **
Pro-Shop & Café	Description	
Pro-Shop (1 st floor)	Pro-Shop and Storage	1,240
Café (1 st floor)	Café, Outdoor Dining Deck, Restrooms, Storage, Back of House	2,300
2 nd floor	Administrative Offices, Storage, Restrooms	1,450
Total Floor Area		12,040
Driving Range	Description	
Practice Range	Two-Story Structure, 36 Tee Boxes	7,300

** Not applicable to overall building floor area

PROJECT AREA 3- Component: The Lake House, Bungalows and Cabins

Basic Scoping Document – Preliminary Environmental Checklist



Figure 13. Proposed Lake Pavilion & Bungalows Site Plan

The Lake House, Bungalows and Cabins proposed to be located at 1600 Avila Beach Drive would consist of a new lake house and additional overnight visitor accommodations surrounding a new, 1.4-acre man-made lake. This area would be accessed from a new 20-foot-wide paved drive located at the intersection of Avila Beach Drive and Cave Landing Road. Site improvements would include a new loop road, surrounding the development, as well as approximately 101 vehicle parking spaces, pedestrian pathways, public restroom, landscaping, re-aligned golf cart paths, and service/maintenance roads. Individual bicycle racks would be provided at each unit.

The new 6,000 square foot Lake House building would feature a kitchen, banquet and conference space, and restrooms as well as a “library” to serve visitors. These amenities would be private and not be available or open to the general public. Additional outdoor amenities would feature sundecks and a pool. A pier would extend into the man-made lake for canoe access. Guests to the Lake House, Bungalows and Cabins would check-in to the 900 square foot reception/lobby located adjacent to the Lake House building.

Lake House Bungalows and Cabins

Seven (7) two-bedroom 1,050 square foot bungalows, and 24 one-bedroom 560 square-foot bungalows would offer overnight accommodations surrounding the lake. Additionally, three (3) cabins, 800 square feet each, would be situated on the interior of the proposed man-made pond. Individual Bungalows and Cabin units would be accessed by golf carts with vehicle parking centralized at the parking facilities located east of the proposed development.

THE LAKE HOUSE & BUNGALOWS		
Lake Pavilion	Description	Proposed Square Footage
Lake House Building	Catering Kitchen, Bar, Library, Restrooms, Storage	5,940
Administrative Building	Reception Lobby, Office	900

Basic Scoping Document – Preliminary Environmental Checklist

Lake House Units	Description	Square Footage
Bungalows	24 – 1-bdrm 560 SF Units	13,440
	7 – 2-bdrm 1,050 SF Units	7,350
Cabins	3 – 800 SF Units	2,400
Total Floor Area		51,000

Operations

The proposed Project proposed to operate 135 overnight lodging units in the form of cottages, suites, and bungalows, a conference center, a new restaurant/café, spa facilities, an entertainment pavilion, an adventure center, reconfiguration of portions of the existing 18-hole Golf Course to accommodate the proposed new uses, and other ancillary buildings and uses to support visitors and locals.

In addition to the introduction of overnight lodging on the Resort property, the new facilities also include added recreational and visitor-serving facilities and amenities associated with a destination resort. The Resort's existing recreational and coastal activities include, but are not limited to, private walking, biking trails, swimming, yoga, golf, kayaking, outrigger canoes, coastal access, water sports, and various sized temporary events. The golf and driving range would remain a significant aspect of the Resort's business operations.

The Resort presently has a full-time staff of approximately 45. Numerous volunteers and supplemental support staff assist with tournaments, fundraisers, and community activities throughout the year.

The new Lodge, Harford Canyon Cottages and Lake Bungalows vary from one (1) bedroom suites to two (2) bedroom Bungalows. It is anticipated that the Resort's new facilities would also allow for a private membership club program to allow for non-guests to utilize the Resort's facilities that would normally be reserved for Resort guests, such as access to the indoor and outdoor lounges, dining rooms, spa services, club activities, golf, various sized temporary events, as well as other accommodations throughout the Resort. Food service and various sized temporary events would continue to be available to the public.

Operating Hours

Currently, the Resort is a daily operation typically from 6am-10pm. The Resort hosts a variety of public and private activities, including, but not limited to, golf, dining, lounge, banquets, weddings and other commercial activities. Any non-golf activities held outside would continue to operate between 9am-10pm only.

Proposed new lodging would follow customary hotel check-in (3pm) and check-out (11am). The Resort would develop "windows" for guest arrivals to avoid peak hour access.

Staffing

The Resort operation would continue to employ the existing 45 full-time staff positions with 30-50 seasonal employees, plus a number of volunteers that assist during the different seasons of the year for various sized temporary events and entertainment.

Basic Scoping Document – Preliminary Environmental Checklist

The new accommodation facilities would result in the need to add approximately 150 additional positions. These additional positions vary depending on need, and include management, reception, concierge, security, housekeeping and maintenance staff. With the Resort's 24-hour operation, employees would work in multiple shifts to maintain full coverage of all hours. All employee parking would be provided onsite.

Maintenance activities would continue to be around the clock, 24 hours a day, 7 days a week.

Golf and Other Activity Programming

Golf would remain a significant business, as well as landscape feature of the Resort. The Resort hosts between 45,000 and 70,000 golf rounds per year.

As a result of the new lodging, course routing would be shorter (5,000 yards). The current 10th fairway (closest to 3000 Avila Beach Drive entrance) is currently used for golf, various sized temporary events, and temporary parking. The existing driving range would be relocated to hole 10, the new Recreation and Adventure Center. This facility would include the new Pro Shop, Café, Golf Academy, and two-story Driving Range facility. Access would be via the 3000 Avila Beach Drive entry. This public access would allow visitors the ability to park and golf without entering the hotel area.

In addition to existing facilities, there would be improved and new facilities available for outdoor recreational activities including, but not limited to, rentals of bicycles, kayaks and paddleboards within continued service to the local Outrigger Club & Canoe Center.

The new Driving Range (former hole 10) would create a golf-themed group activity which would provide 36 driving bays, 18 bays per level, and would be open to the public and include food and beverage service.

Food and Beverage Programming

The Resort's existing food and beverage facilities accommodates attendees for various sized temporary events. Dining would range from casual "grab-and-go" café to full-service dining. The food and beverage services, portable facilities and various turf and building venues would accommodate the hosting of various sized groups and various sized temporary events.

Banquets and Private Events Programming

The Resort would continue to offer and accommodate, through additional new indoor and outdoor space throughout the Resort, private banquet facilities for events such as weddings, banquets, conferences, seminars, and meetings.

Outdoor Pavilion and Support Barn Programming

The Outdoor Pavilion and Support Barn would be located near the proposed Lodge in the upper portion of the current driving range. This area (driving range) currently hosts various sized temporary events. The area would be reduced in size (to 1,000 guests) with the addition of the Outdoor Pavilion and Barn, as well as Harford Canyon Cottages. The Barn would be able to accommodate private meetings for up to 50 people.

Basic Scoping Document – Preliminary Environmental Checklist

The Cove lawn located adjacent to the Hospitality Center and Beach Club, would continue to periodically host various activities (such as but not limited to various sized temporary events, private parties, wine tastings, weddings).

Hospitality Center Programming

The Hospitality Center would be the primary point of check-in for guests staying at the Resort's Harford Lodge and Cottages. This location would also access the two pools dedicated to hotel guests. These pools may be open to the public for a daily fee or by club membership. The existing restaurant and bar facilities would accommodate both Resort guests and public visitors. Facilities could be reserved for private use by hotel guests. The various sized temporary events often utilize Resort turf to accommodate temporary parking needs.

Lake House Programming

The Lake House would have a separate reception/lobby area as its primary check-in for guests staying at the Lake House Bungalows and Cabins. Guests staying at this location would also have access to its pool, banquet and conference area, as well as a library. These amenities would not be available or open to the general public. Guests to the Lake House area would enter the site at a new intersection located at Cave Landing and Avila Beach Drive and park in on-site vehicle spaces.

Spa Facilities Programming

The 22,000 square foot facility would include all traditional spa services and programs available to guests and visitors. Staffing would include full and part-time positions such as front desk, massage therapists, aestheticians and class instructors. Guests would have access to the full spa center facilities including, but not limited to, locker rooms, sauna, steam, exercise/yoga studios, boutique, pool, spa, café, lounges, salons, workout room, patios and sun deck. The Spa facilities may be open to the public for a daily fee or by club membership.

Access

Primary Access

Primary access to the Resort's guest facilities would continue to be provided from Avila Beach Drive from Highway 101. Existing access into the site is provided at two (2) locations, Ana Bay Road and 3000 Avila Beach Drive. Ana Bay Road is a shared access that provides access to the Resort, as well as San Luis Bay Inn and a possible new commercial development site.

Guests, employees and deliveries to the Resort would continue via the existing entrance from Ana Bay Road. Ana Bay Road is a private improved road. Primary access to the Beach & Recreation Center

would be via the existing entrance at 3000 Avila Beach Drive, which is a signalized intersection at First Street. The Lake House with Cottages and Bungalows would take its primary access via a new 20-foot-wide drive entrance to be located at 1600 Avila Beach Drive across from Cave Landing Road.

Secondary Emergency Egress

The existing internal circulation and maintenance of the grounds would continue to use a combination of several existing private roads (Ana Bay Road, Harford, and Blue Heron) plus the

Basic Scoping Document – Preliminary Environmental Checklist

internal paths. No public or visitor serving traffic would utilize these roads, except in the event of an emergency. A new loop road (Lakeside) is proposed to access the Lake House development and provide emergency access.

Secondary emergency egress is existing via two (2) private routes. Blue Heron Road to Coffeeberry Place and Lupine Canyon Road out to San Luis Bay Drive. Blue Heron Road terminates near the Bob Jones Trail at a gate which leads to Coffeeberry Place. An additional existing emergency route includes the East Harford Canyon Road to Lupine then out to San Luis Bay Drive. Both routes are currently improved with 20-foot width and serve as Cal Fire's designated emergency routes. These emergency accesses were established and certified by Cal Fire via the adopted Avila Valley Fire Evacuation Plan (<https://calfireslo.org/wp-content/uploads/2019/03/130904AvilaEvacBro.pdf>). These routes are not intended for "public" daily use.

Trails and Pedestrian Beach Access

The Resort's existing trails and pedestrian beach access include, but are not limited to, private walking, biking trails, kayaking, and outrigger canoes. The lower portion of San Luis Obispo Creek and its confluence with the Harford Creek is currently accessed for recreational purposes by the public. This includes regular use of the existing Bob Jones Trail which intersects lower San Luis Obispo Creek and provides direct access to Avila Beach. The project would attract additional tourists to the local beach and increase the number of users of Bob Jones trail, which is a popular multi use trail along the golf course for residents in the San Luis Obispo County.

This Project Area 2- Recreation and Beach Adventure Center component of the Resort would improve operation of the existing Outrigger/Canoe Center. Beach access and canoe rentals as well as Resort access via existing walkways and cart paths would be enhanced.

Supporting Infrastructure

The property is improved with infrastructure (i.e., utilities, irrigation, reservoirs, building facilities, etc.) to support the existing baseline operation. Existing infrastructure would need to be upgraded, to support the proposed new facilities and operations.