

# Avila Point

The 95-acre Avila Point District is the area formerly referred to as the Avila Tank Farm. The 2001 Avila Beach Specific Plan identified the Avila Tank Farm area as a future development site that requires a Specific Plan Amendment and rezoning. The 2015 Specific Plan Amendment designates this area as the Avila Point District and rezones it to recreation (REC).

## History

Avila Point is rich in history from Chumash roots to industrial operations. In the 1930s, it was the largest oil shipping port by volume in the world. It would fuel the U.S. Pacific Naval Fleet the following decade. Avila Point is located at the former Avila Terminal, an oil storage and distribution facility that ceased operation in 1997. As a result of the historical industrial activities, portions of the Site were heavily graded to accommodate buildings, tanks, mechanical equipment, pipelines, utilities, and roads. Many buildings and much of the infrastructure (pipelines, roads, etc.) were left in place after the facility was decommissioned, including multiple bermed tank rings around depressions where tanks were previously located.

## Remediation

As a result of historical industrial activities, the Site will be remediated to facilitate redevelopment with the uses outlined in Avila Point District of this Specific Plan. During remediation Chevron will remove historical terminal facilities and pipelines, remediate residual contamination from past operations as needed, and prepare it for redevelopment and public access.

The vision was developed through a collaborative effort between the community, key stakeholders, local agencies, and the property owner.

## Redevelopment Vision

After 100 years of being closed to the public for industrial uses, Avila Point will be restored and made accessible to the public with an eco-friendly resort surrounded by protected open space. Nestled into the hillside, Avila Point is a resort retreat that embraces sustainability and the natural beauty of the coastal setting. The resort vision includes clusters of smaller lodging units consisting of low profile one- and two-story buildings instead of one large structure. The resort is envisioned to include amenities such as a public restaurant, spa, meeting rooms, fitness center, amphitheater, trails, and overlooks. The resort is intended to incorporate a reduced automobile footprint with guests using walking trails, bikes, and electric carts to access their rooms and downtown Avila Beach. Protected open space and oak woodlands will surround the resort offering guests and the Avila community a place to hike, gather, dine, recreate, and relax. Some of the most scenic portions of the Avila Point District will be accessible to the public via an extension of the California Coastal Trail along the bluff.

## Vision Principles

### **Respect**

The cultural history of the Site remains an important connection to the past and the bond to continuity in the future.

### **Restoration**

The remediation of past oil activities, protection of existing native and cultural landscapes, and rebirth of a restored ecology form the basis for future use.

### **Environment**

The Site can once again support the rich coastal biodiversity framed by ocean, uplands, and valleys.

### **Community**

Always a place of habitation, the Site can now invite and serve the broader community, once again becoming accessible to Avila Beach residents/visitors and the surrounding communities.

### **Sustainability**

Preparing this Site to serve future generations means saving and protecting resources, encouraging long term economic opportunities, and creating a place for community gathering, renewal, and relaxation.

### **Public Access**

Long term access and stewardship is Chevron's goal for the Site. Access and occupancy on the Site will ensure security and stewardship.

## Avila Point District Redevelopment Design Goals

The Site's unique location and orientation offer panoramic ocean views. While most of the California coast faces due west and is buffeted by the westerly winds, Avila Point sits within the protected San Luis Bay and faces south, garnering sunrise to sunset views over the Pacific Ocean. To capitalize on this unique orientation, and to realize the vision, the following design goals should be considered as reflected in Figure 4.3, *Redevelopment Site Plan*:

### Design Goals

1. Design an economically feasible coastal resort that provides a mix of hotel and resort accommodations, recreational amenities, and other related visitor-serving uses.
2. Establish standards and guidelines that allow design flexibility while ensuring future development will complement Avila Beach and the coastal setting.
3. Provide a California Coastal Trail connection from downtown Avila Beach to Cave Landing Road along the full length of the Avila Point coastal bluff.
4. Incorporate opportunities for overlooks and interpretive signage.
5. Restore degraded habitat and revitalize the Avila Point Site through remediation, restoration, and redevelopment to address past industrial impacts.
6. Design resort lodging that is architecturally and visually compatible with the surrounding landscape with clusters of smaller lodging units consisting of low profile one- and two-story buildings instead of one large structure.
7. The resort vision includes clusters of smaller lodging units consisting of low profile one- and two-story buildings instead of one large structure.
8. Prohibit through vehicular traffic from Cave Landing Road to downtown Avila Beach (except for emergency vehicles).
9. Limit vehicle circulation within the resort area by providing parking areas at project entrances.
10. Minimize visual impacts to the Site through creative site planning, architecture, colors, and materials.
11. Utilize sustainable design strategies that conserve water and energy through building and site design.
12. Incorporate amenities for the community of Avila such as hiking trails, restaurants, spa, meeting rooms, small-scale amphitheater, overlooks, and open space preservation.

Refer to the Avila Point District (Section 4.F) of this Specific Plan for more detailed descriptions of the conceptual development plan, allowable land uses, standards, and design guidelines.

### Final Use

The ultimate design and construction of the structures and facilities at Avila Point will be completed by a future developer. The Avila Point District allowable land uses, development standards, design guidelines, circulation, and utilities are identified in Section F - *Avila Point District*.