

Environmental Impact Report Scoping Meeting - October 10, 2019



COUNTY OF SAN LUIS OBISPO

Somera (The Cottages) Development Plan/ Coastal
Development Permit (DRC2018-00033)

Meeting Overview

- Staff Presentation
 - Project Description
 - Environmental Review Process Overview
 - Potential Environmental Issue Areas

- Public Comments
 - Verbal comments (Scoping Meeting)
 - Written comments (email, mail, comment card)
 - Notification list (interested party)



Introduction

- **Project Applicant: SCM Avila Beach Partners, LLC**
- **Project Agent:**
 - SEPPS Consulting – Steve Welton, Principal
 - Appleton Partners (Architectural)
 - Flowers & Associates (Civil Engineering)
 - Central Coast Transportation (Traffic Engineering)
 - Padre Associates (Archeologist)
- **CEQA Lead Agency: SLO County Dept of Planning & Building**
 - Xzandrea Fowler, Environmental Coordinator & Division Manager
 - Kate Shea, Supervising Planner
 - Schani Siong, Project Planner



Project Description

- Applicant: SCM Avila Beach Partners LLC (Somera)
- Applied for Development Plan/ Coastal Development Permit to allow the following:
 - 50-room cottage style hotel with full amenities
 - Temporary events up to 200 guests
 - Variance to grade over 30% slopes
 - Modification of side & rear setbacks
 - Amendment to San Luis Bay Estates Master Development Plan (4 acres to 7 acres of development area)
 - 2 utility layout options (water, sewer, gas, power & communications)



Environmental Review

- California Environmental Quality Act (CEQA)
- Required for all discretionary approvals that could result in significant environmental effects
- Purpose: disclose impacts, identify mitigation, consider alternatives through an Initial Study(IS), Negative Declaration (ND/MND) or **Environmental Impact Report (EIR)**



Purpose of Scoping Meeting

- Required by CEQA for projects preparing for an EIR
- Provides opportunity for the public & interested parties to comment on the scope and content of project's EIR
 - Potential environmental issues
 - Impact reduction & mitigation
 - Project alternatives
 - Evaluation methods to be included
- Enables the County to reach-out and invite additional public participation in the EIR process

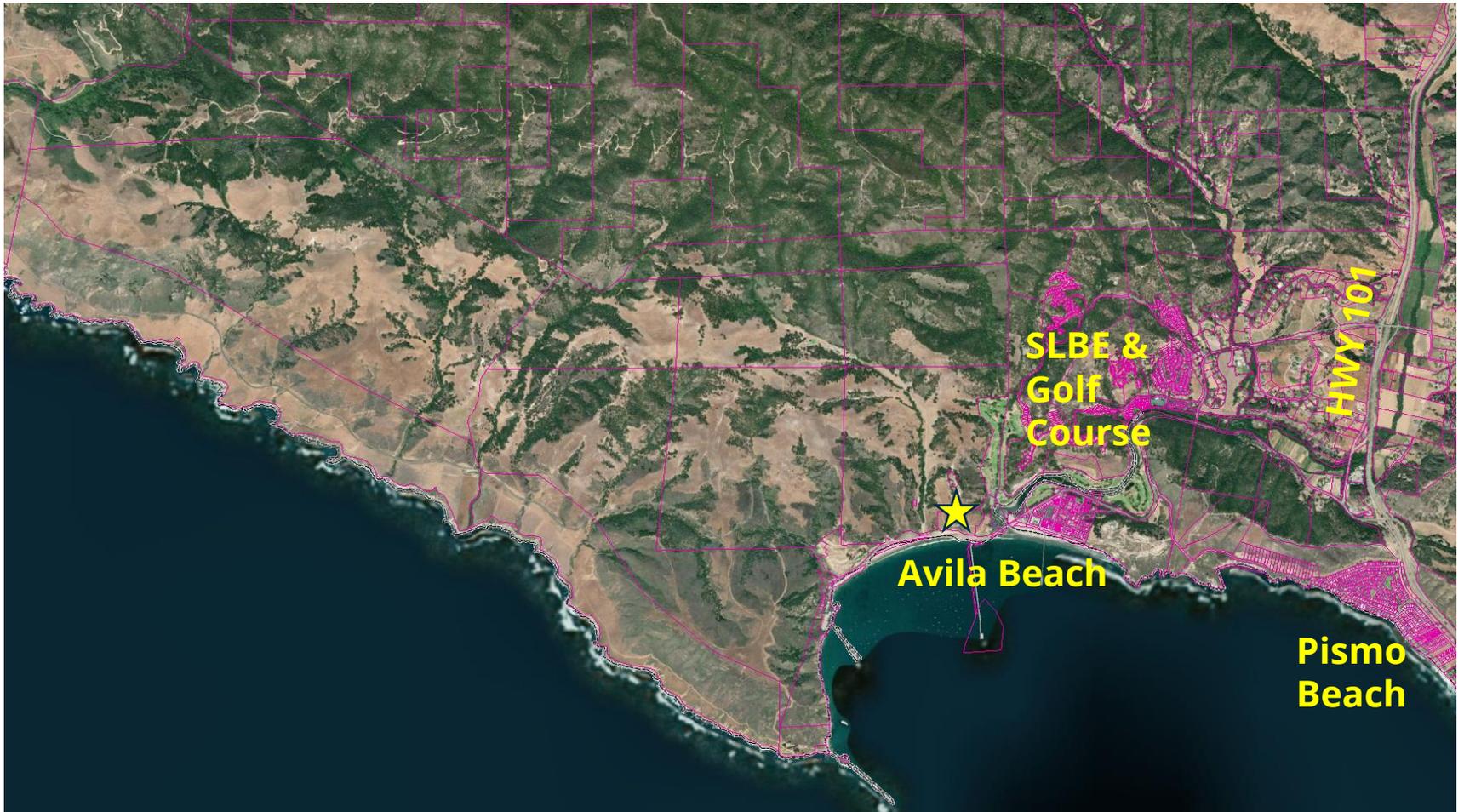


Overview of EIR Preparation Process

- Notice of Preparation (Sept 24 – October 30, 2019)
- ***Scoping Meeting (October 10, 2019)*** ←
- Draft EIR
- ***Public Review/Comment on Draft EIR***
- Final EIR
- ***Planning Commission Hearing***
- ***Board of Supervisors Hearing (if necessary)***
- Certify Final EIR (if project is approved)



Vicinity Map



COUNTY
OF SAN LUIS
OBISPO

COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

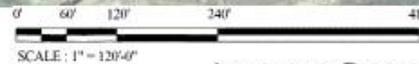
Project Site



Proposed Site Plan



Site Plan
The Cottages at Point San Luis



SCALE: 1" = 120'-0"

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Proposed Main Hotel Lodge



Main Lodge
The Cottages at Point San Luis

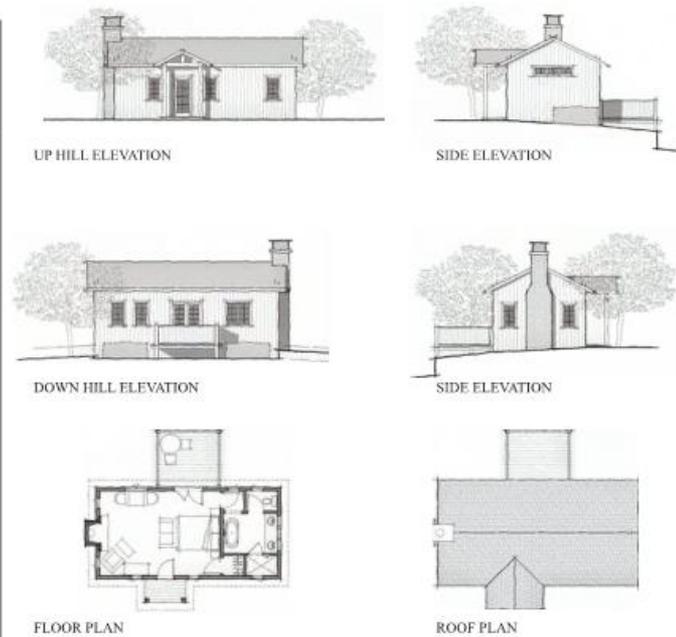
APPLETON PARTNERS LLP
Architects

Proposed Typical Cottages (5 types)

Cottage Type 'A'



Cottage Type 'B'



The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

PROPOSED TEMPORARY EVENTS

Size of Event	Number (guests)	Restaurant Open to Public?	Max No. of events per year	Notes
Large	101-200	No	40	<p>Event Area: Large private event utilizing WHOLE hotel</p> <p>Frequency: 40 / year</p> <p>Restaurant: Closed to public</p> <p>Parking: all onsite, no shuttle service</p> <p>Types: weddings, conferences, etc.</p> <p>Limitation: NOT in conjunction with community events</p>
Medium	31-100	Yes	100-150	<p>Event Area: Medium events utilizing banquet space</p> <p>Frequency: 2-3 times/ week</p> <p>Restaurant: Open to public</p> <p>Parking: On site & Off Site</p> <p>Types: small weddings, office/ community events</p> <p>Limitation: Events >78 guests will require off site parking & shuttle service</p>
Small	30 or fewer	Yes	unlimited	<p>Event Area: Small events utilizing banquet space</p> <p>Frequency: unlimited</p> <p>Restaurant: Open to public</p> <p>Parking: On site</p> <p>Types: private dinner, small office/ community events</p> <p>Limitation: None identified at this stage</p>

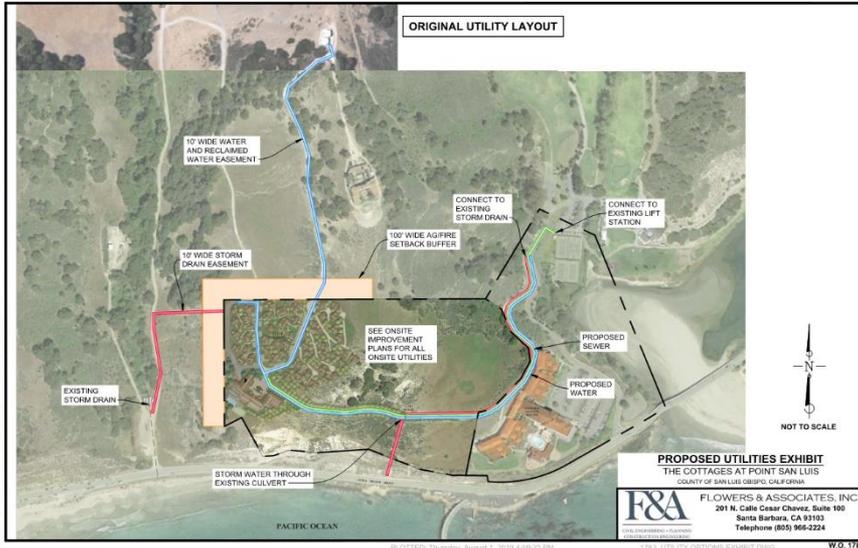


PROPOSED ACCESS

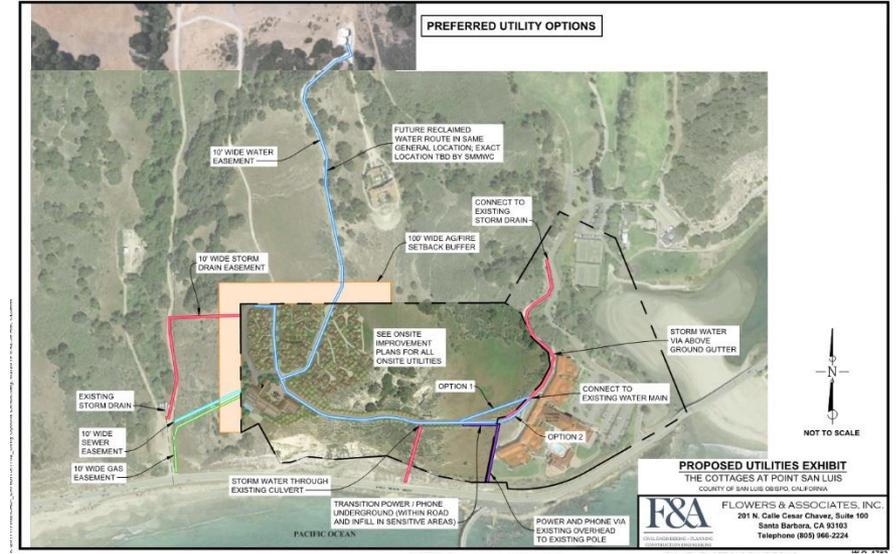


PROPOSED UTILITY LAYOUT OPTIONS

Original Utility Layout - Option 1



Preferred Utility Layout - Option 2



Utility	Original Layout	Preferred Layout
Water	New line connects to existing tie-in at Ana Bay Road. Upgrades to existing offsite pipes anticipated.	New line connects to existing water main at rear of San Luis Bay Inn. No upgrades to existing offsite pipes anticipated.
Sewer	Sewer lines routed underground along improved access road (Marre Road) & connect to existing sewer pump station at Ana Bay Road	Sewer lines routed from an existing sewer main near Wild Cherry Canyon/Avila Beach Drive
Gas	Gas lines routed underground along improved access road & connect to main at Ana Bay Road.	Gas lines routed from an existing main near Wild Cherry Canyon/ Avila Beach Drive.
Power/Comm	Same as Preferred Layout	Extend existing overhead lines from Cal Poly Pier over Avila Beach Drive to top of bluff, transitioning underground in fill along access road (Marre Road).
Stormwater	Same as Preferred Layout	West & southward runoffs collected via underground pipes & discharged to existing stormwater drain & culvert at Wild Cherry Canyon/ Avila Beach Drive. Eastward sheet drainage along access road towards existing storm drain at Ana Bay Road

Site Photo



View of Project Site from West



Site Photos
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Viewpoints for Future Visual Analysis



KEY MAP



Critical Views
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

View 1 from Hwy 101



VIEW ① FROM 101 FWY



The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

View 2 from Avila Beach



VIEW ② FROM AVILA BEACH CITY BEACH



The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

View 3 from Avila Beach Dr & First St



VIEW 3 FROM AVILA BEACH DRIVE AND PARK



The Cottages at Point San Luis

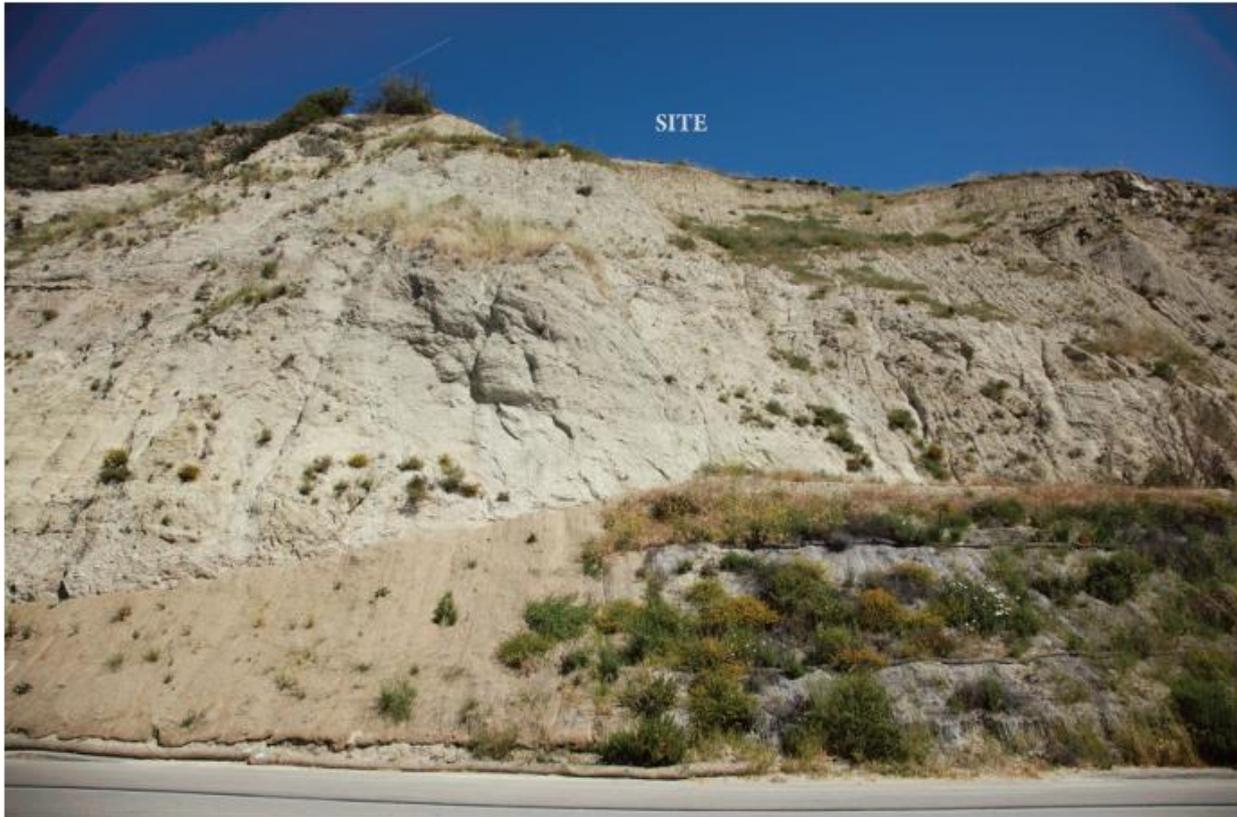
APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

View 4 from Avila Beach Dr (south of site)



VIEW 4 FROM AVILA BEACH, DRIVE SOUTH OF SITE
(MOST OF THE SITE ABOVE IS NOT VISIBLE IN THIS VIEW)



The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

View 5 from Olde Port Beach



VIEW 5 FROM OLDE PORT BEACH



The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Key Environmental Issues

Cultural & Tribal Cultural Resources

- Potential for grading & excavation impacts to existing resources

Historical Resources

- Potential impact to historical landscape associated with Marre Ranch
- Potential impact to historical Horse-drawn Railroad

Transportation

- Roadway improvement needed (Ana Bay Road & Marre Road)
- Contribution to cumulative traffic impacts

Aesthetics

- Potential impacts to coastal scenic vistas & nighttime glare



Key Environmental Issues

Geology & Soils

- Potential drainage, erosion, and sedimentation
- Bluff instability & landslide

Hydrology & Water Quality

- Changes to natural drainage /surface run off at bluff

Biological Resources

- Potential impacts to sensitive habitats & plants/wildlife



Other Environmental Issues

- Air Quality & Greenhouse Gas Emissions
- Energy
- Hazards & Hazardous Materials
- Recreation
- Paleontological Resources
- Wildfire
- Utilities & Service Systems



Sample Useful Comments

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



Contact Information

Project Manager

Schani Siong

SLO County Dept Planning & Building

Phone: (805) 781-4374

Email: ssiong@co.slo.ca.us

Public Comment Due: October 30, 2019

Project Website:

www.slocounty.ca.gov/Departments/Planning-Building/Active-Major-Projects/Somera-The-Cottages-Hotel.aspx

