

# CHAPTER 2

## PROJECT DESCRIPTION

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The Harbor District and the Conservancy propose a development plan for the Port San Luis Harbor Terrace Campground. The development plan includes site plan and preliminary grading and drainage plan details, and guidelines and parameters for future development and construction-level design of the site.

### 2.1 PROJECT LOCATION

The project is located west of the unincorporated community of Avila Beach, on the north side of Avila Beach Drive, immediately east of Diablo Canyon Road, in San Luis Obispo County, California. The project is within the San Luis Bay Coastal Area Plan Area. The 32-acre project site consisted of six parcels: Assessor Parcel Numbers (APNs) 076-172-002 (approximately 19-acre portion of a 21-acre parcel), 076-172-010 (1.77 acres), 076-172-019 (5.72 acres), 076-172-022 (0.16 acre), 076-171-018 (approximately 1.0-acre portion of a 390.83-acre parcel), and 076-171-021 (approximately 4-acre portion of a 508.25-acre parcel). Consistent with the Local Coastal Plan (LCP) and approval by the County Subdivision Review Board and the Public Utilities Commission (PUC), the District now owns the subject property in fee, and is awaiting assignment of a single APN for the new, single, undivided, 32-acre parcel (hereafter referred to as the project site). The project also proposes an approximately 0.7-acre access use agreement easement on APN 076-171-021, improvements to the Babe Lane approach, and crosswalks across Avila Beach Drive, resulting in a total project area of approximately 34 acres. Refer to Figures 2-1 and 2-2, Project Vicinity and Project Location, below.

### 2.2 PROJECT BACKGROUND

#### 2.2.1 History of Harbor Terrace

The project site and surrounding areas comprise lands once owned by the Marre family. Originally, Harbor Terrace consisted of rolling hills that sloped in a southerly direction. Union Oil Company graded the site in the 1930s for the storage of crude oil in aboveground oil storage tanks. In 1973, the site was graded for the proposed Port San Luis Marina Village, a project that was never completed. The Harbor District purchased 23 acres of the site with funding from the State Department of Boating and Waterways in 1976 to develop uses that could generate additional revenues for the Harbor District and provide needed land for harbor facilities. In 1980, 6 acres were added through a long-term lease agreement. After acquiring additional leases, the site became approximately 32 acres (RRM Design Group 2004) and is now owned in fee by the Harbor District.

Historic use of the site included the Port San Luis Trailer Park, which occupied approximately three acres off Babe Lane, and consisted of 41 spaces. In June 2012, the Harbor Commission adopted a resolution directing the Harbor District to close the Port San Luis Trailer Park. At the time, eight of the 41 spaces were occupied by travel trailers or mobile homes (Overland Pacific & Cutler, Inc. 2012). The District subsequently adopted a Closure and Impact Report and Relocation Plan, and consistent with the Report and Plan, the trailer park has been closed and trailers and mobile homes removed. The Harbor District has used the remainder of the site for commercial and recreational boat and fishing gear storage, recreational vehicle (RV) camping and Harbor District storage of materials and equipment. Efforts to develop the project site in the 1990's led to an update of the Port Master Plan and a LCP amendment incorporating the features now reflected in the current project.

Figure 2-1. Vicinity Map

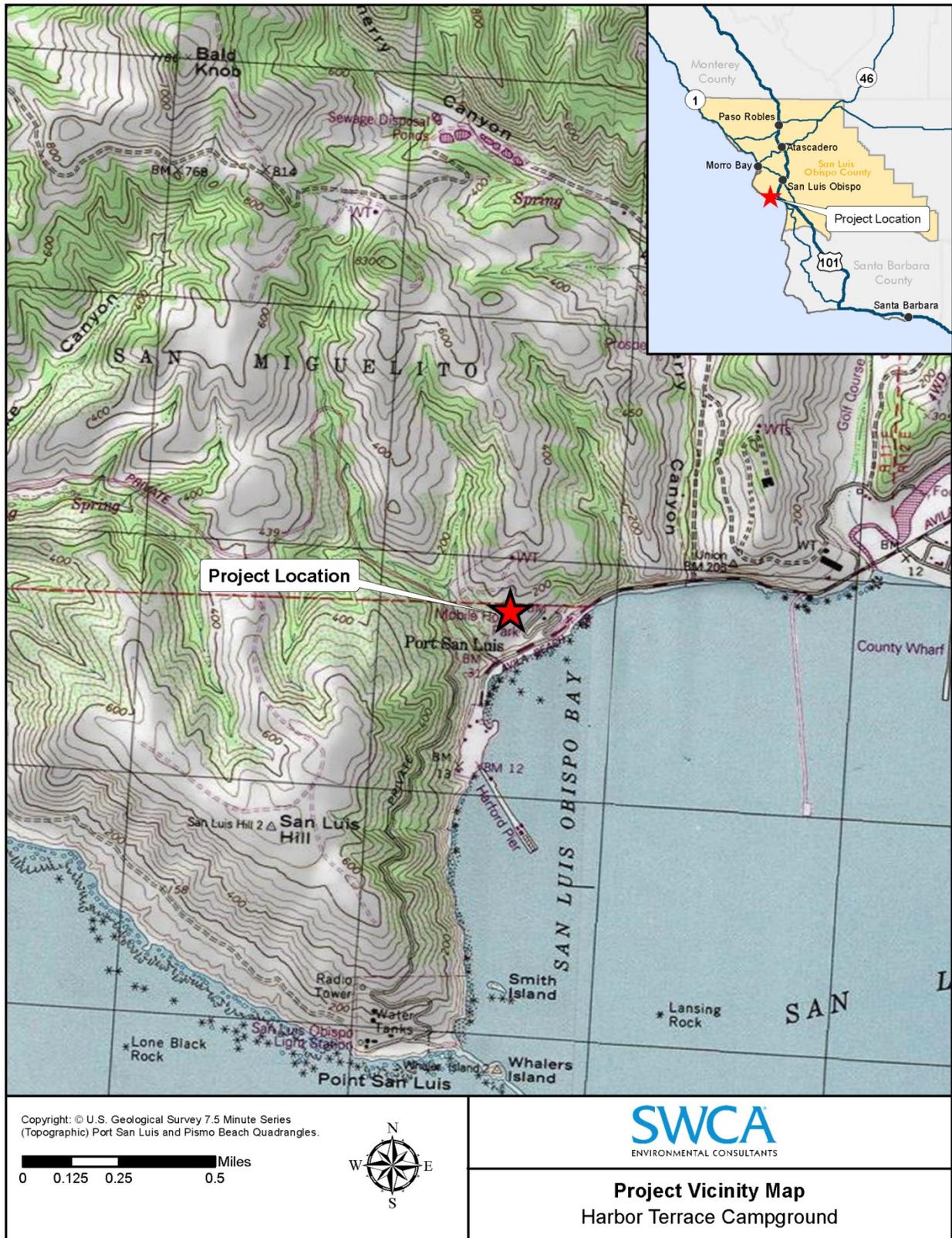


Figure 2-2. Location Map



## 2.2.2 Port San Luis Harbor District Master Plan

The Harbor Terrace site was included in the Port San Luis Harbor District Master Plan (Port Master Plan) (RRM Design Group 2004) and was evaluated in the Port Master Plan Final Program EIR (CMCA 2004). Following approval of the Port Master Plan, mitigation measures adopted in the Port Master Plan Final Program EIR were incorporated as goals, policies, and planning area standards in the County's San Luis Bay Coastal Area Plan Land Use Element of the County's LCP (County of San Luis Obispo 2009).

The Harbor Terrace project is required to comply with the San Luis Bay Coastal Area Plan in its entirety so as to not require an amendment to this County's General Plan and LCP. The project site is identified as the "Harbor Terrace Planning Sub-Area" in the San Luis Bay Coastal Area Plan. The following paragraphs summarize existing goals and policies which apply to the site, and the manner in which the proposed project complies.

### 2.2.2.1 San Luis Bay Coastal Area – Goals & Policies for the Harbor Terrace Planning Sub-Area

The project will conform to the following goals and policies put forth in Chapter 8 (Planning Area Standards) of the San Luis Bay Coastal Area Plan for Harbor Terrace Planning Sub-Area (see page 8-20):

- **Development Intent:** The Harbor Terrace project will provides a range and mix of uses, with emphasis on coastal related and visitor serving uses, so that the land is financially and physically supportive of Harbor District operations.
- **Harbor Users:** The Harbor Terrace project must provide space to accommodate current and future Harbor District and other user needs including gear storage, trailer boat storage, and other harbor uses.
- **Visitor Uses:** The Harbor Terrace project will provide visitor-serving retail uses that are complementary to the harbor so the project may enhance the public's enjoyment in ways that financially and physically support the Harbor District's public functions. The project program must include overnight accommodations and commercial uses according to market demand and feasibility. Overnight accommodations shall include affordable visitor serving facilities.
- **Environmental Performance:** The Harbor Terrace project shall integrate site and building design techniques that are environmentally sensitive and energy conserving.
- **Pedestrian Access:** New visitor serving developments on Harbor Terrace shall incorporate measures to provide safe pedestrian access onsite and coordinate access to the beach and other Port facilities.
- **Limitations on Use:** The Harbor Terrace project shall allow trailer boat and gear storage, eating and drinking establishments, food and beverage retail sales (e.g., market or commissary), yachting and rowing clubs, paths, trails, scenic overlooks and sightseeing facilities, public parking, picnicking, accessory storage, hotels and motels (camping, bungalows, tent cabins, inns, casitas, bed and breakfast), recreational vehicle parks, meeting facilities, group camping, passive recreation, communication facilities, specialized programs, outdoor retail sales, Harbor Operations (including offices, storage

and maintenance yard), public safety facilities, temporary events, interpretive displays and exhibits, shuttle station, aquaculture and mariculture.

- **Road, Infrastructure, and Service Restrictions:** The San Luis Bay Coastal Area Plan precludes the project from extending roads, infrastructure, services, or other development connections through the Harbor Terrace property to other non-Harbor District properties. This restriction does not preclude trailhead connections.

### 2.2.2.2 San Luis Bay Coastal Area – Planning Criteria for the Harbor Terrace Planning Sub - Area

The project will conform to the following Planning Criteria put forth in Chapter 8 (Planning Area Standards) of the San Luis Bay Coastal Area Plan (Adopted/Certified in 1988 and Revised August 2009) for Harbor Terrace Planning Sub-Area (see pages 8-22 to 8-25):

- **Priority of Uses:** Proposed uses of the project shall include sufficient area for the highest priority coastal-dependent and coastal-related uses. Other uses shall be designed and constructed to avoid interference with coastal-dependent and coastal-related uses. To ensure the project provides adequate facilities necessary to serve the highest priority uses and does not reduce opportunities for lower cost visitor serving uses and coastal access and recreation, the project program shall provide the following:
  - **Minimum Required Uses:** A minimum of 70 trailer boat storage spaces, 20 marine gear storage spaces, 48,000 square feet of general public parking (which includes public parking for a possible Harbor Office meeting room), and 10,000 square feet of expansion area that will be reserved to accommodate coastal-dependent and coastal-related uses. These uses shall be located in the western and southwestern portions of the site in order to maximize proximity to the coast and other associated harbor facilities, unless another location is equally sufficient.
  - **Prescribed Use Ratios:** A minimum of one lower-cost campsite (car or walk-in/bike-in tent campsite) must be provided for every 1.5 unit of hotel/motel (cabin, bungalow, inn, yurt, casita) development. A minimum of one lower-cost campsite (car or walk-in/bike-in tent campsite) must be provided for every three RV campsites.
  - **Project Phasing Limitations:** Permits necessary to construct the minimum number of lower-cost campsites (car or walk-in/bike-in tent campsites) must be approved prior to or concurrently with any permit approval for hotel/motel and/or commercial retail development on the project site, and the lower-cost campsites must be available for use within one year of the opening of the hotel/motel and/or commercial retail development.
  - **Purpose of Commercial Uses:** All commercial uses must serve coastal dependent uses, coastal-related uses and/or provide visitor-serving uses.
  - **Intent of Accommodations:** With the exception of an on-site campground host or campground facilities manager, all overnight accommodations to be developed on the project site shall be exclusively available to the general public for transient occupancy. The establishment or conversion of overnight accommodations to a

private or members only use (e.g., timeshares or condominiums), or the implementation of any program to allow extended and exclusive use or occupancy of the facilities by an individual or limited group or segment of the public is prohibited.

- **Special Events:** Specialized programs and temporary events are subject to land use approval consistent with the Local Coastal Plan. Outdoor events conducted on the site shall be planned and staged so that noise generated by the event, attendees, and traffic is minimized. Temporary events shall not interfere with harbor operations and boating and fishing activities.
- **Building and Site Design Requirements:** New development shall be sited and designed to minimize the visual impacts of the development, including those related to light and glare, in order to preserve the scenic quality of the area as viewed from public viewing areas, adjacent roads, piers, beaches, and the ocean. Special attention shall be given to maintaining character of the Harbor area. This shall be accomplished by:
  - **Commercial Use Location:** Restricting the development of commercial retail facilities and structures (eating and drinking establishments, food and beverage retail sales, commissary, market, meeting rooms, parking, etc.) to the lower previously graded portions of the site, as depicted in Conceptual Harbor Terrace Plan Figure 8.7 of the San Luis Bay Coastal Area Plan.
  - **Commercial Use Height Limitations:** Limiting commercial retail facilities/structures and the harbor office/shop to two-stories with a maximum height of 25 feet.
  - **Hotel Use Height Limitations:** Limiting hotel motel units (yurts, cabins, inns, casitas, bungalows) to single-story with a maximum height of 15 feet.
  - **Camping Use Location:** Limiting the use of APN 076-171-021 to walk-in/bike-in camping. The small, previously disturbed area on the northwest portion of the parcel adjacent to the existing access road may be used for structures necessary to serve the walk-in/bike-in campsites. No new road development or road improvements shall occur on APN 076-171-021 and vegetation removal shall be minimized. Each walk-in/bike-in site shall be limited to a level area or platform for a tent, a picnic table, a fire ring, and a water spigot.
  - **Aesthetics:** Requiring that all development to be designed, colored, and sited to minimize visibility within the public viewshed.
    - **Bulk:** Project buildings shall avoid large, boxy structures by providing variations in height, articulated roof forms and pitch, and open space view corridors.
    - **Materials:** Structures shall blend in with the natural surroundings by using earth toned colors and materials. Reflective materials and finishes are prohibited.

- **Lighting:** Lighting (particularly overhead street lights should they be necessary) shall be minimized in number and shall be shielded to orient lighting downward.
- **Landscape:** The project shall be landscaped with native vegetation appropriate to the site in order to soften the visual prominence of the new development and to restore the visual qualities of the site. Invasive plant species in new landscaping are prohibited.
- **Landscape and Irrigation Plans:** Identifying revegetation areas necessary to stabilize slopes and planting areas necessary to minimize visual impacts of grading/terracing and the proposed use of the site. Landscape plans shall utilize native plant species appropriate to the site, and shall be designed to minimize the visual impact of all development on the site as viewed from public viewing areas, piers, beaches, and the ocean. Alteration of natural landforms is to be minimized and any areas of cut/grading shall immediately be re-seeded using a native seed mix.
- **Restroom Location:** Requiring a restroom building or other structures necessary to serve the campsites to be sited in the least visible portions of previously disturbed areas, and designed and landscaped to prevent its visibility from public view.
- **Water Tank Improvements:** Requiring that any improvements or additions to the existing water tank to be limited to the minimum necessary to provide approved site development with water storage for domestic supply and fire protection purposes; shall be placed underground to the greatest degree feasible; and shall be sited, colored, and landscaped to minimize visibility from public viewing areas (including roads, piers, beaches, and offshore areas).
- **Visual Analysis:** Requiring at the time of Coastal Development Permit application, or as part of an environmental review document, a detailed visual analysis which demonstrates that the visual and scenic character of the site will be preserved and improved where possible.
- **Biological Resources:** To protect and enhance sensitive biological resources and habitat areas, including water quality, on and adjacent to the project site, the following measures shall include, but are not limited to:
  - **Revegetation:** The revegetation of all cut slopes with native species of local stock appropriate to the site. Invasive plant species are prohibited.
  - **Tree Replacement:** The replacement of all oak trees in areas adjacent to existing oak woodland habitat, if the removal of such oak trees cannot be avoided. The number and replacement of trees shall be adequate to ensure that an equal or greater number of oak trees, in comparison to the number of trees removed, will be successfully established. A tree replacement program, including long-term maintenance measures, shall accompany any development plan that involves the removal of existing oak trees. This program will include strategies for improving natural oak recruitment.

- **Habitat Disturbance:** Designing grading and construction activities to avoid disturbance of habitat (e.g., coastal scrub habitat) and minimize the removal of oak trees.
- **Setback Zones:** The establishment, management, and maintenance of setback or buffer zones as habitat areas. The width of such setback/buffer areas shall be determined through a project specific biological analysis that identifies the minimum setback/buffer area necessary to protect the biological productivity of sensitive habitat areas. Setback areas necessary for fire safety shall be identified in the development plan and shall be designed to avoid the removal or disturbance of habitat areas. The width of the vegetative buffer area provided for the coastal stream adjacent to Diablo Canyon Road shall be no less than 50 feet.
- **Guest Education:** Providing information to future guests regarding nature-viewing opportunities.
- **Designated Habitat Areas:** The provision of designated areas for pets so that native habitat areas are avoided.
- **Grading:** Grading for approved development shall be designed and implemented to minimize sedimentation impacts on adjacent surface water bodies including coastal streams and San Luis Bay. Construction activities such as grading and clearing shall be scheduled to avoid the rainy season.
- **Storm Water Management:** Minimize impervious surfaces and install post development Best Management Practices (BMPs) to capture, infiltrate, and/or treat storm water runoff. The objective of drainage improvements shall be to avoid any increase in the quantity and intensity of storm water runoff exiting the site. Post construction BMPs shall be designed with adequate capacity to accommodate, at a minimum, the 85th percentile 24-hour runoff event.
- **Drainage Facilities:** If drainage facilities are proposed to flow into the stream/drainage channel adjacent to Diablo Canyon Road, the stream channel shall be restored to provide both flow capacity and natural habitat.
- **Drainage Filtration:** Filtering all drainage from parking facilities by using vegetated swales or oil/water separators to limit oil/grease pollution and the intensity of flow commonly associated with parking lots.
- **Limit Water Quality Impacts:** Use all BMPs possible to limit water quality impacts and eliminate to the greatest degree feasible the need for additional culverts and ocean/beach disposal points.
- **Cultural Resources:** Potential project impacts to cultural resources shall be evaluated, and the protection and/or mitigation for any significant resources identified shall be incorporated into the proposed site design in coordination with State Historic Preservation Officer (SHPO) and the local Chumash tribe. Archeological field surveys shall be conducted prior to project construction activities. In accordance with §23.05.140 of the Coastal Zone Land Use Ordinance, all construction activities shall cease should resources be identified during construction. In such an event, construction activities shall not re-commence until measures protecting and/or mitigating impacts to archaeological

resources have been developed and approved by the Planning Director, Environmental Coordinator, SHPO, and the Chumash tribe. No development shall occur west of Diablo Canyon Road other than restoration of the existing drainage course, and any cultural/archaeological preservation activities that have been coordinated and approved by the SHPO and representatives of the appropriate Chumash tribe.

- **Slope Stability:** To reduce hazards on the project site, new structures designated for human occupation and use (e.g., hotels, motels, campsites, parking lots, offices, commercial areas) must demonstrate a static factor of safety with respect to slope stability of 1.5 and a pseudostatic factor of safety to 1.1, using a horizontal seismic coefficient of 0.15g. In addition, uses on the project site or slopes above it that would have a significant potential to saturate the soils and add further slope instability, such as drainage detention basins or septic systems, shall be prohibited.

## 2.3 PROJECT OBJECTIVES

Project objectives were developed by the Harbor District and the Conservancy. The primary goals and objectives of the project are as follows:

- Develop a plan consistent with the County's San Luis Bay Coastal Area Plan standards, the County's Local Coastal Program, and the Coastal Act.
- Provide a range and mix of uses, with emphasis on coastal related and visitor serving uses, including low and moderate cost overnight accommodations (campsites as stipulated in the LCP), so that the land is financially and physically supportive of Harbor District operations and functions.
- Provide a range and mix of uses that enhances the public's enjoyment of the Port and serves the needs of harbor users, including retail uses that are complementary to the harbor.
- Reserve area on Harbor Terrace to accommodate current and future Harbor District and other user needs including gear and trailer boat storage, and other harbor uses.
- Include overnight accommodations and commercial uses; make-up of overnight accommodations shall comply with LCP requirements that stipulate campsites shall be provided in specified ratios as related to unit count of RV and hotel/motel accommodations.
- Encourage new development to integrate site and building design techniques that are environmentally sensitive and energy conserving.
- In new visitor serving developments on Harbor Terrace, incorporate measures to provide safe pedestrian access on- and off-site and coordinate access to the beach and other Port facilities.
- Allow trailer boat and gear storage, eating and drinking establishments, food and beverage retail sales (e.g., market or commissary), paths, trails, scenic overlooks and sightseeing facilities, public parking, picnicking, accessory storage, hotels and motels (camping, bungalows, tent cabins, inns, casitas, bed and breakfast), recreational vehicle parks, meeting facilities, group camping, passive recreation, outdoor retail sales, Harbor

Operations (including offices, storage and maintenance yard), public safety facilities, temporary events, interpretive displays and exhibits, shuttle station, aquaculture-supporting uses and mariculture-supporting uses.

- Prohibit extension of roads, infrastructure, services, or other development connections through the Harbor Terrace property to other non-Harbor District properties. This restriction does not preclude trailhead or beach and bluff access connections.

## 2.4 PROJECT COMPONENTS

The proposed project would consist of a campground, including a range of overnight accommodations within a range of costs (including low-cost resource dependent campsites), visitor serving commercial uses, harbor uses, restrooms, and parking (refer to Table 2-1 below and Figure 2-3). Additional features include trails and paths between parking areas and campsites; an accessible ramp between the commercial use and pool area and the proposed crosswalk across Avila Beach Drive; a check-in station near the primary entrance, and trash and recycling enclosure within a screening wall and swinging doors. Implementation of the project may require the removal of a number of ornamental and eucalyptus trees onsite. No oak trees are proposed for removal. Approximately 25 RV camping spaces are currently located on Avila Beach Drive. With implementation of the proposed project, these 25 RV camping spaces would not be allowed on Avila Beach Drive. These spaces may remain available for roadside parking, including RVs.

**Table 2-1. Project Components and Amenities**

Amenity	Size or Unit	Description
<b><i>Overnight Campground Accommodations</i></b>		
RV	80 sites	RV sites would vary in dimensions, and would be improved with an impervious surface (paved). The maximum stay limit would be 30 days, <u>with the exception of camp host(s).</u>
RV / RV cabin	15 sites	RV / RV cabin sites would vary in dimensions, and would be improved with gravel or decomposed granite base. The maximum stay limit would be 30 days.  RV cabins would be no taller than 15 feet in height, and may consist of an entry, bed(s), small kitchen area with a stove and sink, bathroom, outdoor terrace, and outdoor grill area.  Installation of RV Cabins (in place of RV spaces) would trigger the 1:1.5 unit/campsite ratio identified in the San Luis Bay Coastal Area – Planning Criteria for the Harbor Terrace Planning Sub – Area Prescribed Use Ratio standards.
Hotel / motel	31 units	May consist of yurts, cabins, casitas, or bungalows. The maximum stay limit would be 30 days.  Cabins would be no taller than 15 feet in height, and

**Table 2-1. Project Components and Amenities**

<b>Amenity</b>	<b>Size or Unit</b>	<b>Description</b>
		may consist of an entry, bed(s), small kitchen area with a stove and sink, bathroom, outdoor terrace, and outdoor grill area.
Car / tent campsites	35 sites	These low-cost campsites would vary in dimensions, and would be generally delineated and unpaved. Each site may include a picnic table and fire pit. The maximum stay limit would be 30 days.
Walk-in / bike-in campsites	21 sites	These low-cost campsites would vary in dimensions, and would be unimproved. Each site may include a picnic table and fire pit. The maximum stay limit would be 30 days.
<b>Visitor Serving Commercial Uses</b>		
Commercial Uses	16,000 square feet	Uses may consist of: retail, restaurant, meeting / conference facilities; office / lobby / reception area; manager's residence; storage / restroom / laundry; and picnic / gathering area / courtyard with barbecue; outdoor swimming pool/Jacuzzi and patio. The structure(s) would be no more than two stories, and would not exceed 25 feet in height.
<b>Harbor Uses</b>		
Trailer boat storage	70 spaces	250 square feet each space (10 feet by 25 feet) Storage may include commercial and recreational boats and associated boat trailers
Marine gear storage	20 spaces	800 square feet each space (20 feet by 40 feet) Storage may include commercial and recreational marine-related equipment such as boaters' gear, crab pots and nets among other marine-related gear.
Harbor storage area	1.05 acre	Storage may include trailers, boats, materials, and equipment. May also include limited storage of oils, fuels, and paints. The area would be within a fenced area and security gate.
Expansion area	10,000 square feet	
Future Harbor Use Building	6,000 square feet (3,000-square foot footprint)	The structure(s) would be no more than two stories, and would not exceed 25 feet in height.
<b>Public Parking</b>		
Public parking spaces	48,000 square feet	Paved (asphalt) and delineated.

**Figure 2-3. Site Layout Plan**  
**SITE LAYOUT PLAN**

VICINITY MAP



LEGEND

1. CHECK-IN STATION
2. PICNIC AREA / BBQ / OVERLOOK
3. CROSSWALK
4. ENTRY SIGNAGE
5. HARBOR USE SECURITY GATE
6. ACCESSIBLE RAMP / TRAIL / PATH
7. STAIRS
8. TRAILER BOAT STORAGE
9. MARINE GEAR STORAGE
10. HARBOR STORAGE AREA
11. FUTURE HARBOR USE BLDG (3,000 SF)
- Ⓢ COMFORT STATION W/ TRASH / RECYCLE ENCLOSURE
- Ⓟ PARKING
- Ⓟ ACCESSIBLE RAMP
- TRAIL / PATH

Notes:

1. Internal roads 20' wide min, asphalt unless otherwise noted
2. Expanded water storage tank to accommodate possible increase in water storage capacity that may be determined during the building permit approval process. Any improvements or additions shall be consistent with the San Luis Obispo Area Plan

PROGRAM LEGEND

OVERNIGHT CAMPGROUND ACCOMMODATIONS			
	RV Sites	80	
	RV / RV Cabins	15	128
	Hotel/Motel Units (yurts, cabins, inns, cottages, bungalows)	31	
	Car/Tent Campsites	35	56
	Walk-In/Back-in Sites	21	
VISITOR SERVING COMMERCIAL USES			
	- Retail / Restaurant - Meeting / Conference - Office / Lobby / Reception - Managers Residence - Storage / Restroom / Laundry - Picnic / Gathering Area with BBQ	16,000 SF	
HARBOR USES			
	Trailer Boat Storage (10'X25')	70 spaces	
	Marine Gear Storage (20'X40')	30 spaces	
	Harbor Storage Area	1.05 acre	
	Expansion Area	10,000 SF	
	PARKING	48,000 SF	



Dimension  
 East-West: 1,850 Feet  
 North-South: 1,200 Feet  
**Property Line**

Scale 1"=60'  
 0 60' 120' 240'  
 North  
 August 2014

## 2.4.1 Landscaping

The Preliminary Landscape Plan identifies three planting areas, which would encompass the project site. A preliminary plant list is provided in Table 2-2 (Preliminary Plant Species List), and is shown on Figure 2-4. The three planting areas are described below.

**Table 2-2. Preliminary Plant Species List**

Common Name	Scientific Name
<b>Trees</b>	
Coast live oak	<i>Quercus agrifolia</i>
Buckeye	<i>Aesculus californica</i>
Toyon	<i>Heteromeles arbutifolia</i>
California sycamore	<i>Platanus racemosa</i>
Ash	<i>Fraxinus angustifolia</i> 'Raywood'
Sweet acacia	<i>Acacia farnesiana</i>
Redbud	<i>Cercis occidentalis</i>
Strawberry tree	<i>Arbutus</i>
Deodar cedar	<i>Cedrus deodara</i>
<b>Shrubs, Grasses, and Groundcovers</b>	
Lemonade berry	<i>Rhus integrifolia</i>
Coffeeberry	<i>Rhamnus californica</i>
Coyote brush	<i>Baccharis pilularis</i>
Monkey flower	<i>Mimulus aurantiacus</i>
California fuchsia	<i>Epilobium californica</i>
Mountain lilac	<i>Ceanothus</i>
Manzanita	<i>Manzanita</i>
Deer grass	<i>Muhlenbergia rigens</i>
Pacific wax myrtle	<i>Myrica californica</i>
Coast bush lupine	<i>Lupinus</i>
Buckwheat	<i>Eriogonum</i>
Deer weed	<i>Lotus scoparius</i>
Agave	<i>Agave</i>
Aloe	<i>Aloe</i>
Salvia	<i>Salvia</i>
Bulbine	<i>Bulbine frutescens</i>
Bush anemone	<i>Carpenteria californica</i>

Source: Lisa Wise Consulting, Sherwood Design Engineers, WRT; March 2014

Figure 2-4. Preliminary Landscape Plan

# PRELIMINARY LANDSCAPE PLAN

The landscape plan is provided to demonstrate preliminary intent pursuant to the Coastal Zone Land Use Ordinance 23.04.1

**PLAN NOTES:**

**OUTDOOR AMENITIES & USE AREAS**

Site features several background guests as well as the public. Picnic areas are provided with tables, barbecues, bike racks, and trash and recycling receptacles. Many areas function as overlooks to the ocean and surrounding bay. Other general amenities throughout the campground may include roadway lighting, low level path lighting, benches, interpretive signage, trash and recycling receptacles, and bike racks. Interpretive signage is recommended to describe the site history. Directional signage is encouraged to direct guests to walk and bike to nearby trails, overlooks and cultural destinations.

**PLANTING ZONES**

Zones are developed to help define the areas of planting and guide future design.

**AREA 1: EXISTING NATURALIZED**

Existing vegetation generally consists of coastal scrub, non-irrigated grassland, and oak woodlands. The project focuses work in existing disturbed areas to avoid impacts. No new planting is proposed in these areas however enhancement of native planting and replacement of any non-native grassland may be appropriate if required.

**AREA 2: CLIMATE APPROPRIATE / NATIVE PLANTING**

The majority of the site is designated to be vegetated with native and climate appropriate species. Species selection will enhance drainage, provide erosion control on hillside, action and/or view, shade walkways and parking areas, and reflect the natural hillside planting character into the site.

**AREA 3: CLIMATE APPROPRIATE WITH LAWN**

Lawn areas and the surrounding planting will receive supplemental irrigation during the dry seasons. The system shall be designed per AS 1881.

**PLANT SPECIES PRELIMINARY LIST:**

Plant species shall be drought tolerant and climate appropriate to the coastal coast. Native species are encouraged, especially as they transition to the naturalized areas which are primarily a mix of naturally occurring natural plant communities. A preliminary list is provided to demonstrate the intended character of planting. Species shall be reviewed for appropriateness to the defense and placed accordingly. Invasive or plants prone to re-invasion are not allowed. Existing non-native / non-irrigated vegetation shall remain where deemed appropriate.

- |  |   |
|--|---|
| <p><b>Trees</b></p> <ul style="list-style-type: none"> <li>Quercus agrifolia / Coast Live Oak</li> <li>Avicula californica / Deciduous</li> <li>Halimolobos laetifolia / Toyon</li> <li>Rhus toxicaria / California Sycamore</li> <li>Fraxinus / Redwood / Ash</li> <li>Acacia formosana / Sweet Acacia</li> <li>Cercocarpus occidentalis / Redbud</li> <li>Artocarpus species / Strawberry Tree</li> <li>Cedrus deodora / Deodar Cedar</li> <li>Pinus sabiniana / Canary Island Pine</li> </ul> | <p><b>Shrubs, Grasses, and Groundcovers</b></p> <ul style="list-style-type: none"> <li>Rhus integrifolia / Lantana</li> <li>Rhamnus californica / Coffeeberry</li> <li>Nauclea glabra / Coyote Bush</li> <li>Minuartia subsericea / Monkey Flower</li> <li>Eriodaphne californica / California Fuchsia</li> <li>Ceanothus species / Mountain Blue</li> <li>Mussaenda species / Mussaenda</li> <li>Mitella repens / Deer Grass</li> <li>Myrica californica / Pacific Wax Myrtle</li> <li>Lupinus species / Coast Bush Lupine</li> <li>Ergonem species / Buckwheat</li> <li>Lonicera species / Deer Wood</li> <li>Agave species / Agave</li> <li>Alca species / Aloe</li> <li>Sida species / Sida</li> <li>Bulbine bulbocoma</li> <li>Carpenteria californica / Bush Anemone</li> </ul> |
|--|---|

**IRRIGATION NOTE:**

- Area 1: Existing Naturalized**  
No irrigation will be provided.
- Area 2: Climate Appropriate / Native Planting**  
Irrigation will be provided to establish the planting for the first three to six growing seasons. Long term irrigation is not anticipated to be required for the plant species selected. However special areas such as lawns, amenity, and table may continue to be operated to support a greater diversity of species. The system shall be designed per AS 1881.
- Area 3: Climate Appropriate with Lawn**  
Lawn areas and the surrounding planting will receive supplemental irrigation during the dry seasons. The system shall be designed per AS 1881.



- **Area 1: Existing Naturalized.** Existing vegetation in these areas consists of coastal scrub, non-native grassland, and oak woodland. No new landscaping or irrigation is proposed in these areas.
- **Area 2: Climate Appropriate/Native Planting.** This area would be vegetated with native and climate appropriate species, which shall enhance drainages, provide erosion control on hillsides, screen undesirable views (as seen from public viewing areas), shade internal access roads and parking areas, and extend the natural hillside planning character into the site. Irrigation would be provided to establish new plantings for the first three to six growing seasons. Long-term irrigation is not anticipated following establishment. Areas near buildings, entries, and trails may continue to be irrigated to allow for a greater diversity of species in the long-term. All irrigation would be designed per the California Department of Water Resources Updated Model Water Efficient Landscape Ordinance and Water Conservation in Landscaping Act of 2006, Assembly Bill 881 (AB 1881) (State of California 2014).
- **Area 3: Climate Appropriate with Lawn.** This area would consist of irrigated lawn and surrounding plantings, and will receive supplemental irrigation during the dry season.

## 2.4.2 Site Preparation

Preparation of the project site for development may include removal of grasses, shrubs, and non-native tree species within the development footprint. At this time, no oaks greater than four inches in diameter are proposed for removal. Revegetation of the project site would occur pursuant to the approved landscape plan (refer to Section 2.4.1 and Figure 2-4 above).

Preliminary grading plans identify 115,000 cubic yards of cut and 43,000 cubic yards of fill (refer to Figure 2-5). Approximately 73,000 cubic yards of soil would be exported from the site. Additional export of soil may be required based on final grading plans and landslide remediation at the project site (refer to EIR Section 4.5 for additional analysis and information regarding geologic hazards). Due to past use of the site, potentially hazardous materials or contaminated soil may be discovered during grading. Therefore, all grading, export, and disposal of fill material would occur in compliance with County Environmental Health, Department of Toxic Substances Control, and San Luis Obispo County Air Pollution Control District regulations. Standard erosion and sedimentation control measures would be implemented. The conceptual drainage plan is shown in Figure 2-6, and includes the use of drainage swales, bio-treatment structures, stormdrains, and culverts to manage runoff.

## 2.4.3 Water and Wastewater

Two 4-inch diameter waterlines and a 90,000-gallon water tank located on the site would remain. Water service to the project site would be provided by County Service Area 12. The preliminary utility plan is presented in Figure 2-7.

Restrooms are identified as “comfort stations” on the proposed site plan. Four stand-alone accessible comfort stations are proposed throughout the project, and would also be provided within the commercial use building. Each comfort station would consist of a men’s and women’s restroom, entryway (“chase”), unisex restroom, showers, and drinking fountain. Comfort stations may also include a laundry room in one of the comfort stations, dish washing area, and dog washing area. Laundry facilities are also proposed as a component of the project. Wastewater generated by the comfort stations, commercial building, future Harbor Use building, and laundry

facilities would be collected by the Harbor District and treated by the Avila Beach Community Services District.

#### 2.4.4 Access and Fire Safety

Primary access to the project site would be provided by Babe Lane. A second access point and marked crosswalk would be located approximately 1,020 feet southwest of the primary access road, on Avila Beach Drive. Crosswalks at Babe Lane and the second access point would provide access between the proposed project and the beach area to the south. Internal access roads would vary between 16 and 24 feet wide, and improved with asphalt. Internal parking areas would be paved (asphalt). An approximately 0.7-acre access use agreement easement (clarification noted on all applicable Figures in this Final EIR) is proposed adjacent to the northeast property boundary to accommodate internal access that meets CAL FIRE standards. In the event of an emergency such as roadway flooding or wildfire, emergency evacuation would occur via Diablo Canyon Road.

The proposed fire safety plan identifies access for emergency vehicles throughout the project (refer to Figure 2-8). Four fire hydrants would be located onsite, including one adjacent to the commercial building, one near the lower hotel/motel units, one near the harbor use area, and one near the upper hotel/motel units. The construction of an additional water tank for fire suppression purposes may be required by CAL FIRE.

## 2.5 INTENDED USES OF THE EIR

### 2.5.1 Required Agency Actions and Permits

Various permitting requirements would need to be met prior to implementation of the proposed project. Table 2-3, below, summarizes local, state, and federal permits that may be required for the project and the agencies that are expected to use the EIR in their decision making and permitting processes.

**Table 2-3. Agency Permit Requirements**

<b>Applicable Permit</b>	<b>Responsible Agency</b>
Final EIR certification and adoption of CEQA Findings	Port San Luis Harbor District
Use Permit	Port San Luis Harbor District
Coastal Development Permit	County of San Luis Obispo
Grading and Building Permits	County of San Luis Obispo
Tree Removal Permit	County of San Luis Obispo
Encroachment Permit (and associated traffic management)	County of San Luis Obispo
Stormwater Control Plan or Exemption Approval	County of San Luis Obispo Regional Water Quality Control Board
General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit) and Stormwater Pollution Prevention Plan	State Water Resources Control Board/ Regional Water Quality Control Board
Portable Equipment Use (50 horsepower or greater)	San Luis Obispo Air Pollution Control District

Figure 2-5. Conceptual Grading Plan

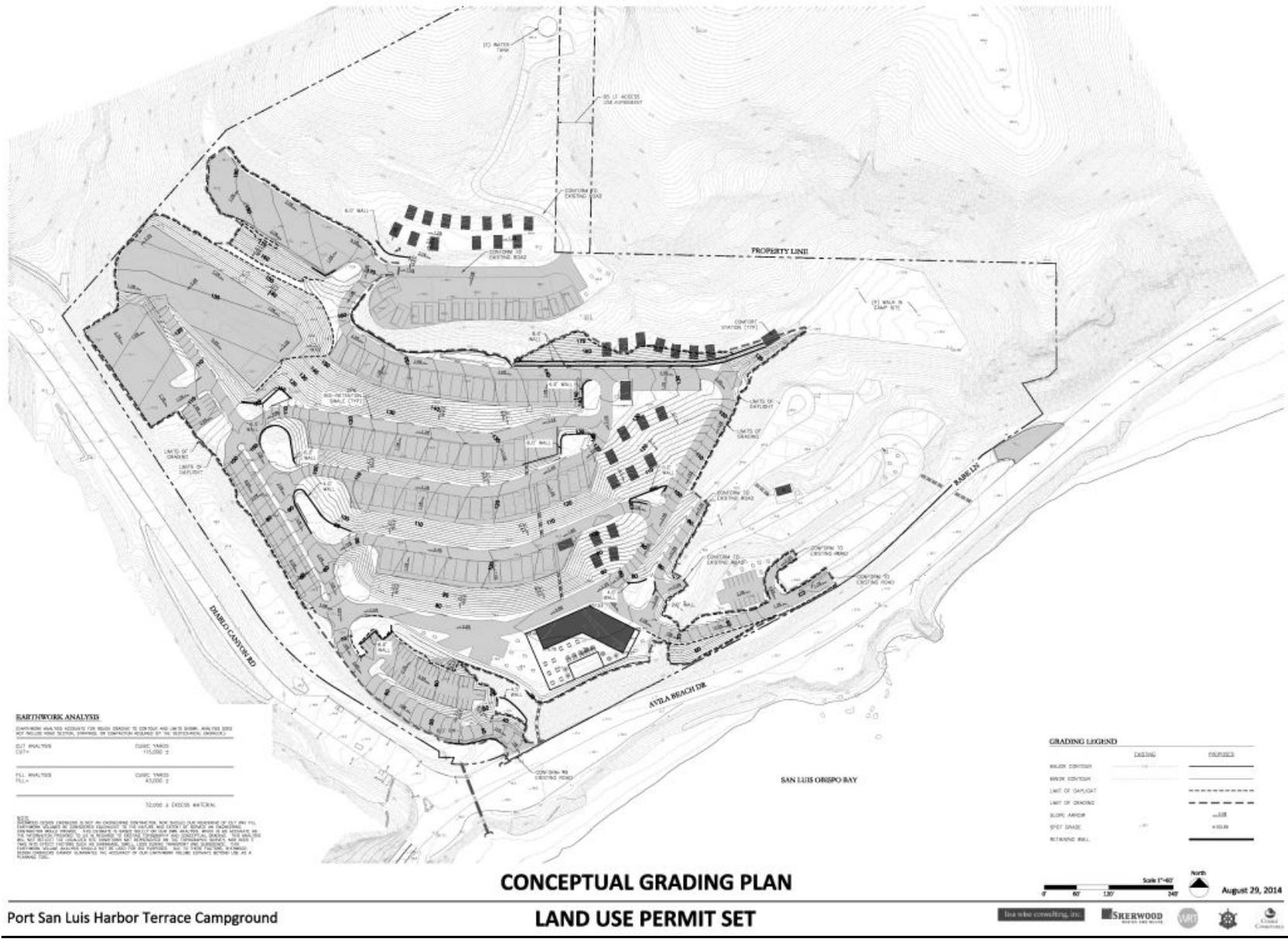
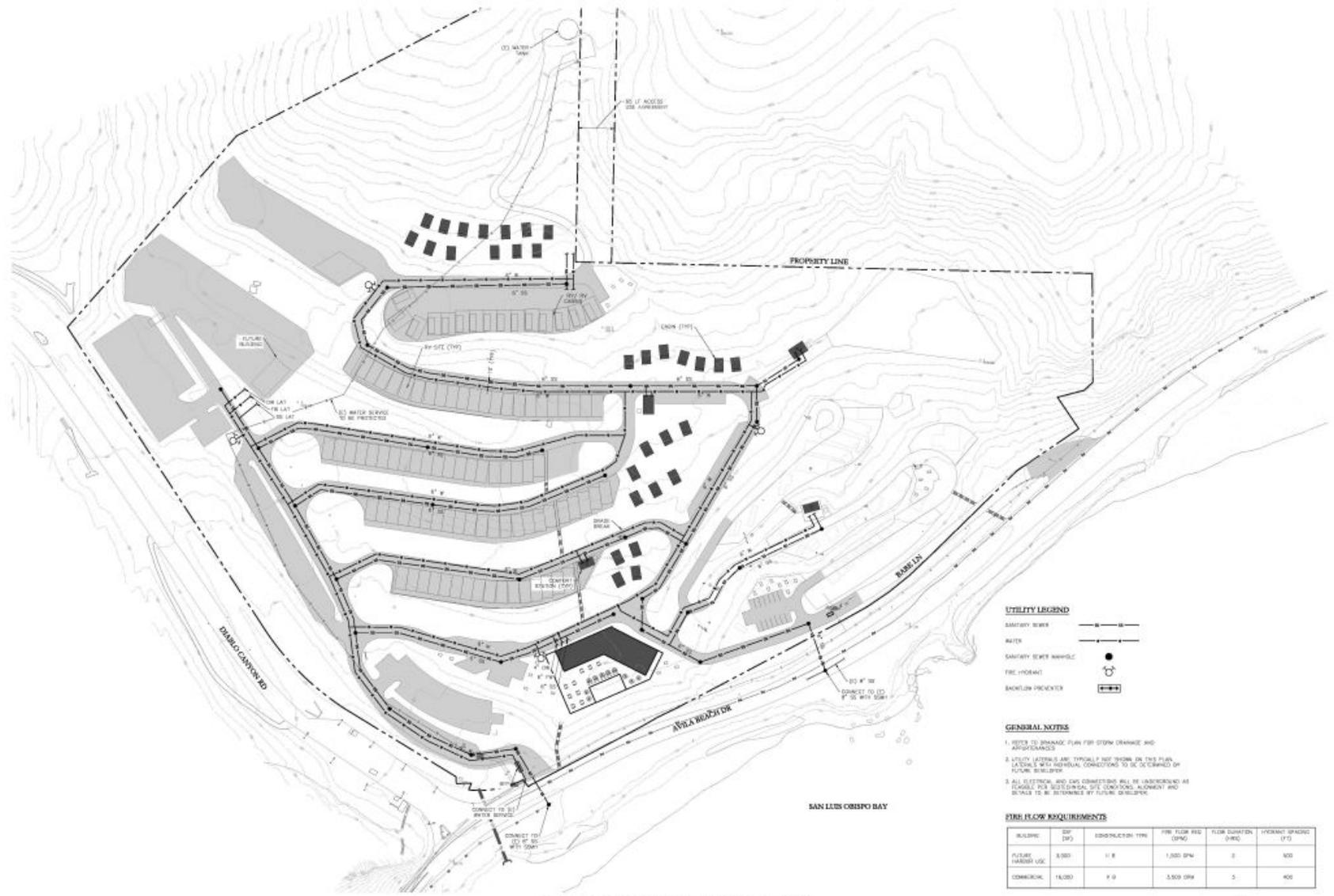


Figure 2-6. Conceptual Drainage Plan



Figure 2-7. Conceptual Utility Plan



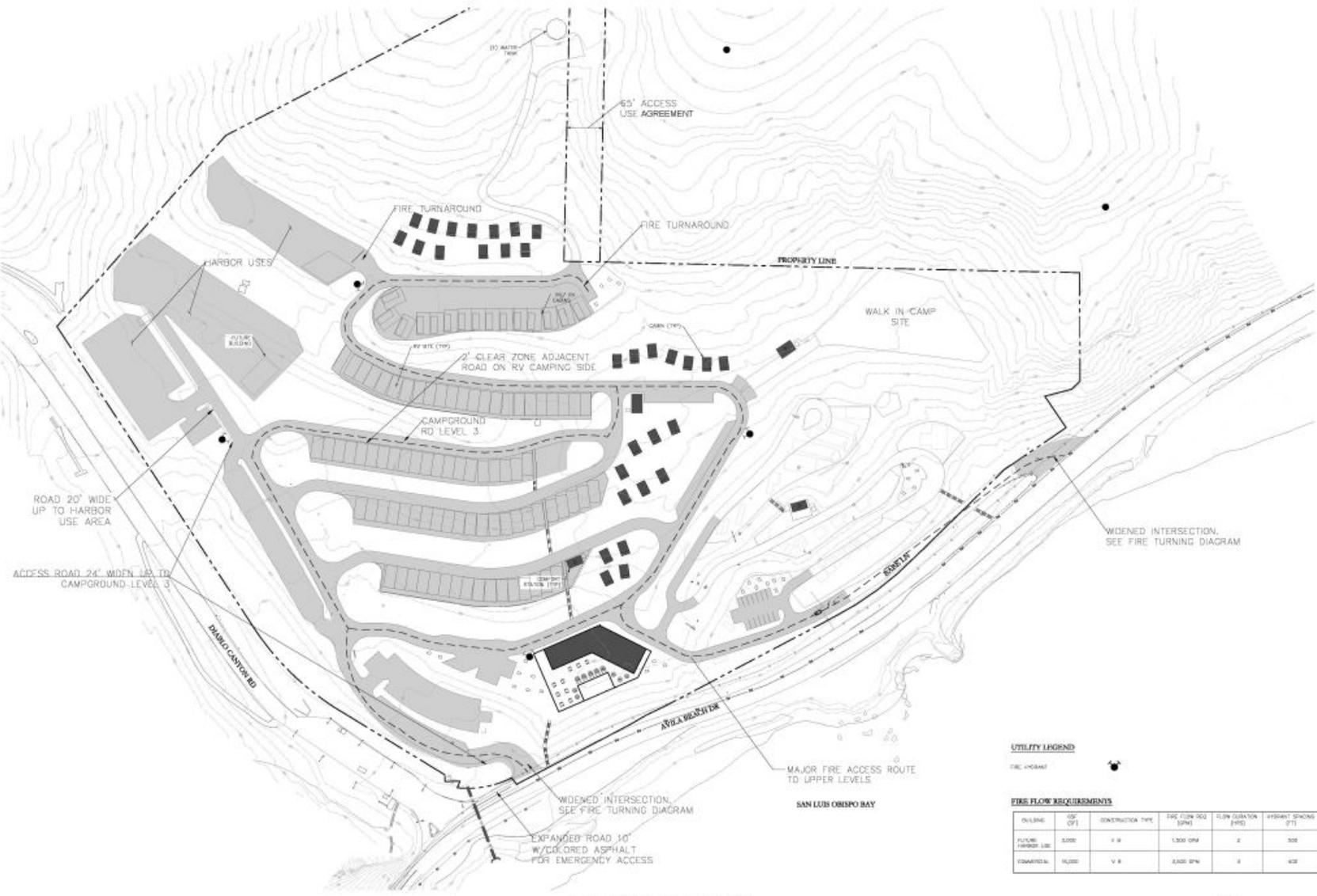
**CONCEPTUAL UTILITY PLAN**  
**LAND USE PERMIT SET**

Scale 1"=40'  
August 29, 2014

Port San Luis Harbor Terrace Campground



Figure 2-8. Fire Safety Plan



**FIRE SAFETY PLAN**

**LAND USE PERMIT SET**

Scale 1"=40'

North

August 29, 2014

Logan Consulting, Inc. SHERWOOD CONSULTING GROUP

Port San Luis Harbor Terrace Campground