

## **The Cottages Hotel**

### **EIR Scoping Meeting held at Avila Beach Community Center, October 10, 2019**

#### **Community Comments**

##### **Cultural & Tribal Cultural Resources**

- Every part of the land here is touched by Native Americans, 15,000 years of habitation before Europeans arrived. Avila is the center of our tribal nation, our seat of culture, the last and largest village where our chiefs are buried. Avila Beach is the capital of the Chumash. No more taking of our land as much of our land was stolen via broken treaties. This is another taking of our land and culture. I am here to gain allies and gain support from you, the people of Avila. We are all family and you are part of the Chumash culture now. You are my family and I ask that we stand together against any further taking of our history and culture.
- I have lived 50 years in Avila. Native American resources are already impacted.
- The Chumash culture and resources have been impacted by development in Avila.
- There is a historical railroad tunnel located somewhere in the vicinity of this site that is sealed off – that should be mapped and identified to avoid tunnel collapse during grading.

##### **Transportation/ Circulation & Air Quality**

- Why can't access road through the gold course be used as private road for restaurant / some cottages instead of egress through gated community? They can bypass the town with a turn off just past the light or build a bridge across the creek.
- Secondary egress: The project plan says the "gates will be opened by staff". That will not happen. Staff will not open the gates unless the County Office of Emergency Services, the Port, or CalFire declare an emergency and require evacuation. Cal Fire is the only who can require San Luis Bay Estates to open the gates for emergency egress. This needs to be corrected in the project information.
- I have concerns with the Temporary Events proposed, as Rossi's events on the golf course are already causing problems and creating traffic issues.
- Temporary events should be prohibited on all holiday weekends.
- I am concerned with emergency access through San Luis Bay Estates because there are too many projects relying on our private roads for egress to escape.
- I have lived 50 years in Avila, how many more cars will be allowed to come using only the one access road in and out? The emergency access cannot take any more, we need to take a stand on this.
- I am concerned with proposed egress of traffic into our gated community. How does that impact the Bob Jones trail, and our private roads? I pay to live in a gated community, and I don't want to open our access up to more vehicles and traffic. The parking and roadways in San Luis Bay Estates will fill up with vehicles and people who have no right to be there.
- Is there a plan for providing employee transportation? A plan would help reduce the impacts to traffic and air quality.
- What is the status of the Marre Road easement?

##### **Air Quality**

- What is the time frame for the construction of the hotel? Will we be subjected to several years of dust and dirt, dump trucks and cement trucks going through our neighborhoods and using our private roads?
- The EIR should look at the existing traffic congestion and the current air pollution, and effects of more traffic. We have sensitive birds and wildlife that will be lost as more habitat disappears or is degraded.

- I am concerned with the congestion and pollution in the area. Birds nest in the area - Will the project affect the birds and their ability to nest in the area? What about the other wildlife (bobcats, quail, etc.)?

#### **Land Use & Planning**

- How can you amend the San Luis Bay Estates Master Plan without a General Plan Amendment?
- What about the 1-acre of open space per cottage unit requirement – how is that being addressed?
- The Master Plan requires 1 acre of open space per cottage unit. Could this be in the Wild Cherry Canyon?
- Applicant plan shows only a small area of proposed development in the 7 acres – why are 7 acres needed if they are only developing a portion of that area?
- I am concerned with grading on 30% slope and the Variance approval needed – would this be necessary if they kept the project confined to the original 4 acres?
- I favor a grassroots approach by going back to the Avila Community Plan. The property is zoned for a hotel, which is an allowed use by the Plan. Code enforcement is not effective. We should not let it get any bigger. The Community Plan needs to be amended. Responsible and respectful development is welcomed.
- Update to the Avila Community Plan: where are we in the process? Can there be an update to the General Plan before increasing the size of this project? How can they double the building envelope without updating the General Plan?
- Will the Coastal Commission be involved in the project review?
- Is there any zoning that prohibits or has requirements for similar business to this project? Harbor Terrace is building short term rentals, RV and tent cabins nearby already. Rob Rossi has proposed cottages / cabins on the gold course too.

#### **Geology & Soils**

- The definition of “escarpment” is a cliff with a rounded top. A slide on a bluff with escarpment will slide from the back of the rounded knob. The existing road is at the bluff edge. The lodge is proposed on the top of this escarpment and only 50 feet from the edge of the current cliff face. Where will the fill be? If it is placed near the cliff, it could create a slide into the road. The (historic) tunnel that exist would also impact the stability of the bluff.

#### **Sea Level Rise & Climate Change**

- Things built today should last into the future given coastal erosion forecast.
- How is the sea level rise being addressed by this plan? Avila Beach Drive will be pushed back further from the waterline with rising sea level, and this plan does not accommodate that need
- Does the EIR include using any analogs looking at other cities that have been through this kind of development i.e. Laguna Beach, San Clemente (which has land / hillside failures). These are increasing risks with climate change.

#### **Aesthetics**

- In the renditions of view corridors for the project, there is no assessment of the view from the ocean and the Pier. These views will be of interest to the Coastal Commission and should be included.

#### **Utilities & Service Systems**

- Be sure to look into the overflow and residual impacts for demand on water, airport growth, air quality with more cars and development, traffic impacts, energy demand given the decommissioning of the Diablo plant.

- Consider the added impacts to all services and resources beyond Avila but the cumulative impacts on the County.

**Project Alternative(s)**

- Conformance to what the original plan allows should be considered as an alternative
- A project on 4 acres would be less impactful
- Would the setback modification be required if the project was smaller or within the existing development area?

**Miscellaneous Comments**

- The existing large structure near the site is the San Luis Bay Inn timeshare, which is an utter failure. Why would we want another large hotel building here?
- Will all the comments and concerns be taken into consideration?
- Will the scoping meeting comments be provided on the website?
- Why wouldn't the County have their own traffic engineer for this project? Who is selecting the EIR consultant, the Applicant or the County?