

# Avila Point Project Update



Human Energy®

**Bill Almas**  
**February 20, 2014**



# Project Location



# Remediation Strategy



- Address petroleum hydrocarbons in soils
- Remove lead in tank rings
- Remove refractory glass
- Grade to facilitate site drainage and prevent water infiltration
- Break potential pathways of exposure for humans and wildlife



# Remediation Activities 2011 to Present



- Completed activities include:
  - Cliff Area Assessment Report
  - LNAPL Recoverability and Mobility Pilot Test Report
  - Site Conceptual Model
  - Pre-Feasibility Report with Human Health and Ecological Risk Assessment Updates
  - Cliff Area Soil Vapor Extraction Pilot
- Underway
  - Cliff Area remediation, permits, work
  - Cliff Area Retreat Study update
  - Remediation Feasibility Study
  - Remedial Action Plan



# Open Space Restoration






## EXISTING:

- Previously disturbed areas occupy nearly **56%** of the project site.



## PROPOSED:

-  Buildings and roads would occupy **under 20%** of the project site.
-  New resort landscaping **over 20%**
-  Project will enhance/conservate **60%** of site to open space.

# Concept Diagram



- Resort with 1 to 2-story buildings
- Restaurants
- Wellness center
- Meeting facilities
- Coastal trail
- Open space
- Interpretive program
- Public trails, overlook areas and amphitheater



AVILA POINT  
San Luis Obispo County, California

CONCEPT DIAGRAM

July 2012

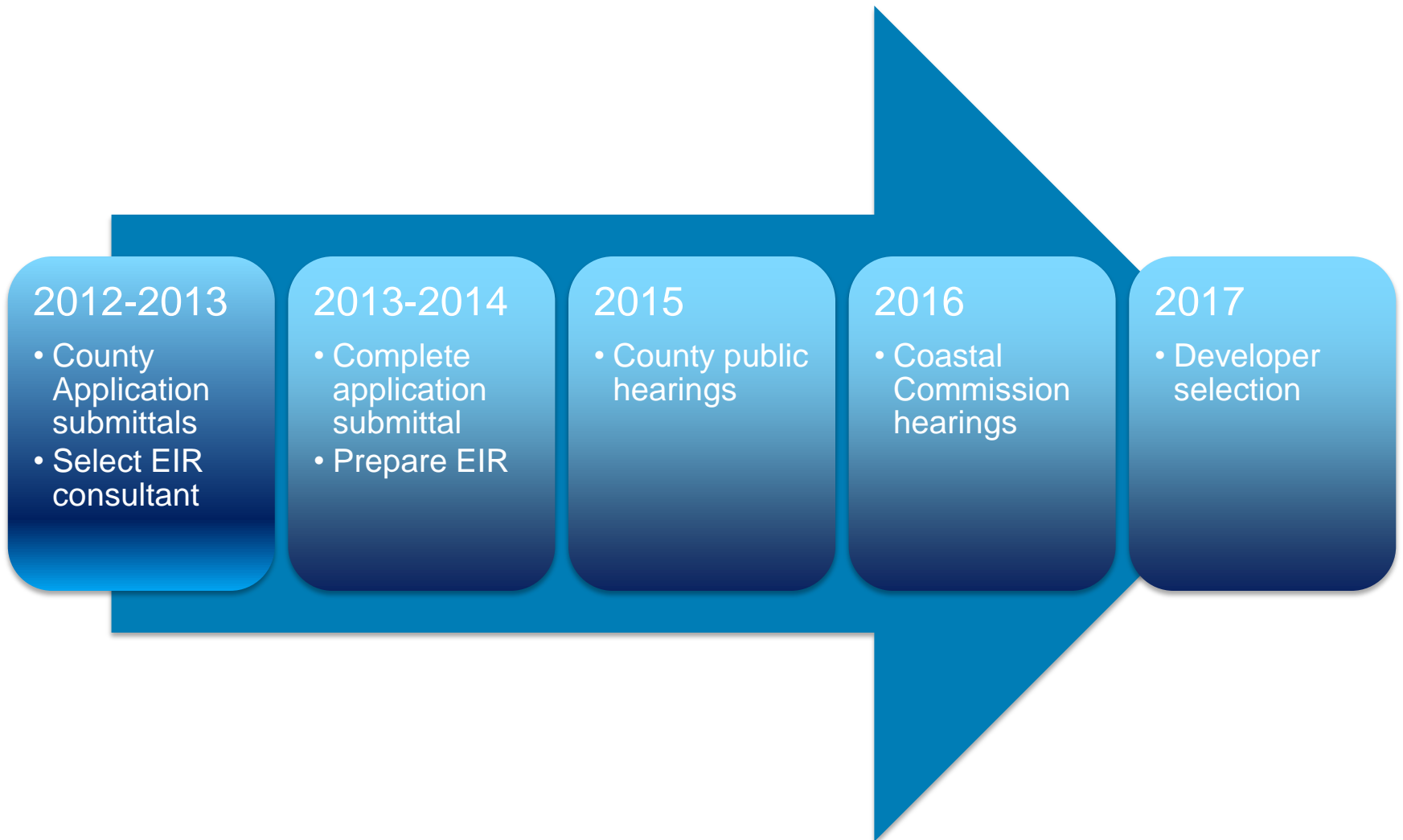
# Community Benefits



- **Public access** to the property for the first time in over a century
- **Long-term maintenance** and stewardship of the land
- **Economic benefits** to businesses in Avila
- Enhanced **regional infrastructure**
- Estimated annual Transient Occupancy Tax revenues: **\$1.3 million to \$1.5 million**
- Environmental **restoration**
- New coastal **trail connection**
- Accessible to **Avila community**
- **Restaurant and spa**
- Small-scale **amphitheater** for group talks, **education** and **cultural events**
- **Overlooks** and view areas
- Opportunities for honoring **Chumash heritage**/activities/celebrations
- Interpretive **signage** program
- Open space **preservation**



# Process Timeline







The screenshot shows the Avila Point website home page. At the top, the title "Avila Point" is displayed in a large, bold font. Below the title is a navigation menu with links for "Home", "Site History", "What's Planned", "News", and "Contact Us". The main content area is divided into three sections. On the left, there is a photograph of Bill Almas, a man in a dark blue jacket, standing in a field. To the right of the photo is the heading "Welcome" followed by a paragraph of text: "My name is Bill Almas and I am Chevron's manager for future development/re-use of the former Avila Tank Farm site. I work closely with my colleague, Rik Williams, who manages remediation activities at the site. Rik and I are excited to be moving ahead with plans to revitalize the property. This website is designed to provide information to keep you informed about our progress. We welcome your participation." Below this text is the word "Sincerely," followed by a handwritten signature of "Bill Almas" and the printed name "Bill Almas". To the right of the main text is a section titled "What's New" with a sub-heading "May 2013:" and a paragraph: "Congratulations, Avila Beach, for a safe and successful Angeleno Bike Tour. Chevron was proud to host event organizers and the emergency control center at our tank farm property." At the bottom of the page, there is a large photograph of a landscape with a building and mountains in the background. The word "Present" is overlaid in large white letters on the bottom left of this image. At the very bottom of the page, there is a small copyright notice: "© 2013 Chevron Avila Point. All rights reserved."