



Environmental Impact Report Scoping Meeting
Avila Beach Resort Phased Development Plan / Coastal Development Permit
DRC2018-00067 (ED21-190)

What:

An Environmental Impact Report (EIR) Scoping Meeting for the proposed Avila Beach Resort phased Development Plan (DP) / Coastal Development Permit (CDP) DRC2018-00067 (ED21-190). An EIR Scoping Meeting is an opportunity for agencies and interested members of the public to obtain information about the project and provide input on the issues that will be analyzed in the EIR.

The subject of the EIR and the scoping meeting is a request by ABR Property L.P. for a phased DP/ CDP to add hotel accommodations and related facilities including various sized temporary events to the Avila Beach Golf Resort (Resort). The project includes, but is not limited to, a request for a modification to the setback standards for the proposed project in order to contain development in the least sensitive portion of the site, an exception to allow additional business and access signage area, and a request to modify the road improvement standards along Avila Beach Drive. The Development Plan application will also concurrently amend and update the San Luis Bay Estates Master Development Plan to provide consistency between the San Luis Bay Estates Master Development Plan (SLBE MDP) and the San Luis Bay Coastal Area Plan. The project will result in the disturbance of approximately 17 acres on the 170-acre site with approximately 14,700 cubic yards of cut and 18,100 cubic yards of fill. The subject property is identified as APN 076-181-032, APN 076-181-039, APN 076-181-061 and 076-205-001 and is located on approximately 170 acres. The resort is situated immediately north of Avila Beach Drive, adjacent to the community of Avila Beach. The property is situated at the edge of San Luis Bay, where San Luis Creek flows into the Pacific Ocean. It is bounded to the north and east by steeper hillsides and residential development known as San Luis Bay Estates, and Avila Beach Drive and the community of Avila to the south and west. The Resort property has a land use designation of Recreation (REC). The Resort is part of the 1,100-acre San Luis Bay Estates Master Development Plan and located within the San Luis Bay Coastal Planning Area within the Urban Reserve Line (URL) of the Avila Community.

The County Department of Planning & Building invites all interested persons and organizations to attend this meeting and provide comments on the preliminary environmental assessment. The scoping meeting discussion will be focused on environmental concerns, the focus of the project environmental document, feasible ways in which project impacts may be minimized (mitigation measures) and potential alternatives to the project. You may comment by providing testimony in person at the scoping meeting below. Alternatively, written comments will also be accepted and should be submitted to **Nicole Ellis, 976 Osos Street, Room 300, San Luis Obispo, CA 93408, no later than Tuesday January 3, 2023.**

Where/When: Details for the Scoping Meeting is as below:

Date: **Thursday December 15, 2021**
Location: **Avila Beach Community Center**
191 San Miguel Street, Avila Beach, CA 93424
Time: **10:00 am to 12:00 pm**

Further Information: Additional project information for the proposed project is available for review at the County's Department of Planning & Building website (PermitSLO). Interested parties may search the plan case number DRC2018-00067 and click on the "Attachments" tab - [DRC2018-00067 \(sloplanning.org\)](https://www.sloplanning.org). **Please contact Nicole Ellis at (805) 781- 5157 or nellis@co.slo.ca.us for additional information.**