



Notice of Preparation Draft Environmental Impact Report

To:

Potential Responsible, Trustee,
Federal, and Local Agencies
and Interested Parties

From:

County of San Luis Obispo
976 Osos Street Room 200
San Luis Obispo, CA 93408

CEQA Lead Agency:

County of San Luis Obispo
976 Osos Street Room 200
San Luis Obispo, CA 93408
Contact: Nicole Ellis, Senior Planner
Phone: (805) 781-5157
Email: nellis@co.slo.ca.us

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Avila Beach Golf Resort Phased Expansion Development Plan and Coastal Development Permit

In accordance with the California Environmental Quality Act (CEQA), the County of San Luis Obispo (County), as CEQA Lead Agency, will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by State of California law, your response must be sent at the earliest possible date. For responsible and trustee agencies, this is not later than 30 days after receipt of this notice. For other agencies and organizations, and members of the public, this is not later than 30 days following the publication of this NOP. **The 30-day review period begins Friday, December 2, 2022 and ends Tuesday, January 3, 2023. Please send any comments relative to the EIR analysis to Nicole Ellis, Senior Planner, at the contact information shown above.** Please provide the name and phone number of the contact person in your agency.

Because the proposed project may have statewide, regional, or areawide significance, a CEQA scoping meeting is required pursuant to Public Resources Code (PRC) Section 21083.9(a)(2) and State CEQA Guidelines Section 15082(c)(1). A CEQA scoping meeting will be held in person on **Thursday, December 15, 2022 at 10:00 AM**. The meeting will be held at the **Avila Beach Community Center located at 191 San Miguel Street, Avila Beach, CA**.

The project description, location, and potential environmental effects are contained in the Initial Study (IS) prepared for the project. The IS and additional project information for the proposed project can be located on 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 \(sloplanning.org\)](#).

The County appreciates your attention to this NOP.

Project Title: Avila Beach Golf Resort Phased Expansion

Project Applicant: ABR Property L.P.
C/O Kirk Consulting, Agent

Project Location: Assessor's Parcel Numbers (APNs): 076-181-032; 076-181-039; 076-181-061;
076-205-001

Date: December 2, 2022

Signature:



Nicole Ellis, Senior Planner