



# Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** ED20-090

**DATE:** May 22, 2020

**PROJECT/ENTITLEMENT:** Avila Valley Partners Tract Map SUB2018-00026

**APPLICANT NAME:** Avila Valley Partners LLC

**Email:** rendlerjim@gmail.com

**ADDRESS:** 1636 Garden Street, San Luis Obispo, CA 93401

**CONTACT PERSON:** Jim Rendler (Agent)

**Telephone:** (408) 891-8303

**PROPOSED USES/INTENT:** Request by **Avila Valley Partners LLC** for a Vesting Tentative Tract Map (TR 3117) and a concurrent Conditional Use Permit (SUB2018-00026) to subdivide an existing 22.76 acre parcel into a Cluster Subdivision of 23 lots consisting of: 22 residential parcels ranging from 0.3 to 1 gross acre in size, one non-buildable open space parcel (11.5 gross acre), and the construction of 22 single family residences of approximately 2,500 square feet (average) including garages on each residential lot. The 22 residential lots will be for sale and/or development.

The project will include off-site frontage road improvements and will result in the disturbance of approximately 10.1-acres of the 22.76-acre parcel. The division is proposed in two phases and will create two on-site private access roads: Phase 1 (Valle Verde Place serving 13 lots) and Phase 2 (Tierras Atlas Avenue serving 9 lots). Each phase will include associated access road and utility installations. The project includes a request to modify the street improvement standards as allowed by LUO Section 21.03.020(c)(d) to allow a private access easement to serve more than 5 parcels in each phase. The project is within the Residential Suburban land use category.

**LOCATION:** The project is located on the west side of Ontario Rd and Highway 101, approximately 1.5 miles northeast of the community of Avila Beach. The site is within the Urban Reserve Limits of the unincorporated community of Avila Beach in the San Luis Bay Inland Sub Area of the San Luis Obispo Planning Area.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as  *Lead Agency*  
 *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and  
has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Schani Siong (ssiong@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**