



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**TREVOR KEITH, DIRECTOR**  
**Notice of Exemption (NOE)**  
**PROJECT DETERMINED CONSISTENT WITH PREVIOUS**  
**ENVIRONMENTAL IMPACT REPORT AND MITIGATED**  
**NEGATIVE DECLARATION**

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**DATE:** November 9, 2023  
**TO:** File  
**FROM:** County of San Luis Obispo Planning Division (Planning Staff)  
**SUBJECT:** Project Title and No.: Notice of Exemption: Environmental Determination (ED23-148) for a request by Rob Zimmerman (Lauklan, LLC) for a Vesting Tentative Parcel Map and concurrent Development Plan / Coastal Development Permit (C-SUB2022-00005 CO 22-0033) to subdivide two existing 6,000 gross sq.ft vacant parcels into a Planned Development consisting of four 3,000 gross sq.ft parcels and construction of four single family residences for the purpose of resale or development. Each resulting parcel would consist of one single-family residence containing 1,892 sq.ft. in floor area, 1,057 sq. ft. in garage area, and 707 sq. ft. in deck area. Also requested is the use of all four units as residential vacation rentals and a modification to the location standard pursuant to Section 23.08.165(c)(3). The project site is within the Residential Multi-Family land use category and located at 2845 and 2855 Avila Beach Drive within the community of Avila Beach.

<b>Project Location (Specific address [use APN or description when no situs available]):</b> 2845 & 2855 Avila Beach Drive, Avila Beach, CA 93424, County of San Luis Obispo	<b>Project Applicant/Phone No./Email:</b> Lauklan, LLC c/o Rob Zimmerman, Property Owner/559-960-7265 <a href="mailto:rob.zimm@gmail.com">rob.zimm@gmail.com</a> <b>Applicant Address (Street, City, State, Zip):</b> 5132 N. Palm Avenue, Suite 104, Fresno CA 93704
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**Name of Public Agency Approving Project:** County of San Luis Obispo

**STATEMENT OF FINDINGS**

The Environmental Coordinator finds that a Final Environmental Impact Report was certified by the Board of Supervisors for the Avila Beach Specific Plan on April 11, 2000. The Avila Beach Specific Plan is incorporated by reference into the community plan (San Luis Bay Coastal Area Plan) and part of the County General Plan Land Use Element. Pursuant to California Environmental Quality Act Guidelines Section 15183 an EIR prepared for a Community Plan can be used for a project that is



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determined to be consistent with that Plan. No significant impacts of the project have been identified and pursuant to CEQA Guidelines section 15162, no project specific mitigation measures are necessary. The mitigation measures identified in the certified Final EIR prepared for the Specific Plan are adequate.

Additionally, the Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration (MND) and CEQA Findings (filed in 2017 and issued under ED16-034) for the previously approved project (Minor Use Permit / Coastal Development Permit DRC2015-00098, Cagliero, for the Avila Colony Lots Developments), see attached, are still adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted; therefore, a new environmental determination is not necessary.

**Notice of Exemption Determination**

This is to advise that the San Luis Obispo County Board of Supervisors as  *Lead Agency*  *Responsible Agency* approved the below described project on **February 27, 2024**, and has made the following determinations regarding the below described project:

*The project will not have a significant effect on the environment. Associated mitigation and avoidance measures to address previously identified significant impacts through the previously certified EIRs and adopted MND are included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.*

Nicole Ellis / [nellis@co.slo.ca.us](mailto:nellis@co.slo.ca.us)

(805) 781-5157

Lead Agency Contact Person

Telephone

**If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes  No





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Signature:  Date: 4/8/24

Name: Nicole Ellis Title: Senior Planner

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On February 27, 2024 the project was Approved by:

- Board of Supervisors
- Planning Commission
- Subdivision Review Board
- Planning Dept Hearing Officer
- Other



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**CONSISTENCY WITH PREVIOUS ENVIRONMENTAL  
IMPACT REPORT**

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ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Ellis".

Nicole Ellis, Project Manager

Attachments:

1. Link to Final Environmental Impact Report (FEIR) for Avila Beach Specific Plan and previously adopted MND for Cagliero project DRC2015-00098 [C-SUB2022-00005 \(sloplanning.org\)](#)

Refer to Attachment Titles:

- Avila Beach Specific Plan Final EIR.pdf Uploaded: 10/09/2023
  - Cagliero\_Final MND Packet.pdf Uploaded: 10/09/2023 Notes: DRC2015-00098 Prior Adopted MND
2. Link to 10-12-23 Applicant PD Update- Inclusion of Avoidance Measures.pdf [C-SUB2022-00005 \(sloplanning.org\)](#)