



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

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 (ED23-136) for a request by Cody Gambriel for a Vesting Tentative Parcel Map and concurrent Development Plan / Coastal Development Permit (C-SUB2022-00006 CO 22-0032) to subdivide an existing 10,617 gross-square-foot parcel into a Planned Development consisting of two 2,965 gross-square-foot parcels (Parcel 1 & Parcel 2), one 4,686 gross-square-foot parcel (Parcel 3) and construction of one single family residence on each of the resulting parcels for the purpose of resale or development. Each resulting parcel would consist of one single-family residence ranging from 1,838 sq. ft. to 2,415 sq. ft. in floor areas, 576 sq. ft. to 1,074 sq. ft. in garage areas, and 598 sq. ft. to 849 sq. ft. in deck areas. Also requested is the use of all three units as residential vacation rentals and a modification to the location standard pursuant to Section 23.08.165(c)(3). The project is within the Residential Multi-Family land use category and is located at 2835 Avila Beach Drive within the community of Avila Beach.

| | |
|---|---|
| Project Location (Specific address [use APN or description when no situs available]): 2835 Avila Beach Drive, Avila Beach, CA 93424, County of San Luis Obispo | Project Applicant/Phone No./Email: Cody Gambriel, Property Owner/559-760-9157 cgambriel102@gmail.com Applicant Address (Street, City, State, Zip): 547 Five Cities Dr., Pismo Beach, CA 93449 |
|---|---|

Name of Public Agency Approving Project: County of San Luis Obispo

STATEMENT OF FINDINGS

The Environmental Coordinator finds that the previously certified Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes have occurred with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new



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

information of substantial importance has been identified which was not known at the time that the previous FEIR was certified.

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 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.

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.

Eric Tolle, Project Manager

etolle.co.slo.ca.us / (805) 788-2148

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



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

Signature:  Date: 10/19/2023
Name: Eric Tolle Title: Senior Planner

On February 27, 2024 the project was Approved by:

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



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*
CONSISTENCY WITH PREVIOUS ENVIRONMENTAL
IMPACT REPORT

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 "Eric Tolle", written over a light blue horizontal line.

Eric Tolle, Project Manager

Attachments:

1. Link to applicable project documents

[C-SUB2022-00006 \(sloplanning.org\)](https://sloplanning.org/C-SUB2022-00006)

Refer to Attachment Titles:

- Avila Beach Specific Plan Final EIR.pdf Uploaded: 10/09/2023
- Applicant PD Update – Inclusion of Avoidance Measures_10-12-23