



WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW (“Courtesy Notice”)

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that these considerations become a part of the decision-making process. The following is a summary of the most recent determinations made by the County’s Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County. You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and delivered to:

**Environmental Coordinator, Department of Planning and Building
976 Osos Street, Room 300, San Luis Obispo, CA 93408-2040.**

For more information about the environmental review process, please visit:

slocounty.ca.gov/EnvironmentalReview

These weekly Courtesy Notices can be viewed online at slocounty.ca.gov/CourtesyNotice

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For the week of May 18th, 2020 (*click each individual project title to view the documents on our [CSS Portal](#)*)

[SUB2018-00026 TR 3117 Avila Valley Partners LLC, Tract Map w/ Conditional Use Permit \(ED20-090\)](#)

State Clearing House / CEQAnet reference and agency circulation: [SCH Number 2020050459](#)

A Mitigated Negative Declaration for the following proposed project: 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. 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.