

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Avila Valley Partners LLC. Tract Map with Conditional Use Permit SUB2018-00026/Tract 3117 ED 20-090

Lead Agency: County of San Luis Obispo Contact Person: Schani Siong

Mailing Address: 976 Osos Street, Room 300 Phone: 805-781-4374

City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: Xx City/Nearest Community: Avila Beach

Cross Streets: San Luis Bay Drive & Ontario Road Zip Code: 93405

Lat. / Long.: 35° 11' 29.07" N / 120° 42' 10.36" W Total Acres: 22.76 acres

Assessor's Parcel No.: 076-251-028 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101 Waterways: San Luis Obispo Creek

Airports: _____ Railways: _____ Schools: San Luis Coastal Unified School District

Document Type:

- | | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | <input type="checkbox"/> (Prior SCH No.) _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other _____ |
| | <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other _____ | | <input type="checkbox"/> FONSI | | |

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units <u>22</u> Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Other Utilities _____ | | | |

Present Land Use/Zoning/General Plan Designation:

Residential Suburban

Project Description:

Request by **Avila Valley Partners LLC** for a 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 and 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Emergency Services
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Office of Public School Construction
<input checked="" type="checkbox"/>	CalFire	<input type="checkbox"/>	Parks & Recreation
<input checked="" type="checkbox"/>	Caltrans District # <u>5</u>	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/>	Regional WQCB # <u>Central</u> Coast
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>4</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Integrated Waste Management Board		
<input type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date May 22, 2020 Ending Date June 22, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: 976 Osos St – Room 300 Address: _____
City/State/Zip: San Luis Obispo, CA 93401 City/State/Zip: _____
Contact: Schani Siong Phone: _____
Phone: 805-781-5702

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.