



# 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.** ED17-112      **DATE:** January 7, 2021

**PROJECT/ENTITLEMENT:** Pierson Lot Line Adjustment, Variance and Minor Use Permit  
(S000161L, DRC2017- 00083 & D000230P)

**APPLICANT NAME:** Pierson Family Trust      **Email:** Novakconsulting@charter.net

**ADDRESS:** PO Box 296, Morro Bay, CA 93443

**CONTACT PERSON:** Cathy Novak (Agent)      **Telephone:** (805) 441-7581

**PROPOSED USES/INTENT:** Request by the Pierson Family for a) Lot Line Adjustment (S000161L, COAL 01-0001) to adjust the lot lines between two parcels of 112.41 and 9.23 acres, resulting in two parcels of 101.63 and 20.01 acres, including identification of a designated building envelope (1.5 acre) on each resulting parcel, b) Minor Use Permit/Coastal Development Permit (D000230P) to allow construction of two single family residences of 3,578 and 5,685 square feet including associated site improvements on each lot and c) Variance (DRC2017-00083) to allow grading on slopes over 30% for the driveway access to one building site. The project will result in total site disturbance of about 3.18 acres, including 8,500 cubic yards (cy) of cut and 4,800 cy of fill on a 121.41 acre site.

**LOCATION:** The project is located on the southwest side of Cabrillo Highway (SR 1), approximately 600 feet northwest of Villa Creek Road, four miles northwest of the community of Cayucos. The project site is within the Agriculture land use category and in the Estero 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**