



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
**NOTICE OF PUBLIC HEARING**

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**WHO**

County of San Luis Obispo Subdivision Review Board

**WHEN**

**Monday, September 12, 2022 at 09:00 AM.** All items are advertised for 09:00 AM. To verify agenda placement, please call the Department of Planning & Building at (805) 781-5600.

**WHAT**

Hearing to consider a request by Brad Boulton for a Vesting Tentative Parcel Map (SUB2017-00039 / CO 17-0227) to subdivide an existing undeveloped 10.01-acre parcel into two approximately 5-acre parcels for the purpose of sale and/or development. Each resulting parcel will have a designated building envelope which could support a primary residence, accessory structures and supporting appurtenances. Both parcels will be served by an existing shared well. Improvements include the construction of a shared driveway and a 24-foot-wide access road serving a single building site on each parcel. The project will result in a total disturbance area of approximately three and one-half (<3.5) acres, including 4,500 cubic yards (cy) of cut and fill. The project includes a request for an adjustment to the County's Title 21 Real Property Division, design criteria, to allow for an exceedance of the maximum ratio of parcel depth to parcel width. The project site is located at 1688 Old Oak Park Road, approximately 1.5 miles north of the City of Arroyo Grande within the Residential Rural land use category. The site is in the San Luis Bay Inland Sub Area South of the South County Planning Area.

Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 28, 2022, for this project. Mitigation measures are proposed to address Aesthetics and Visual Resources, Air Quality, Biological Resources, and Geology and Soils, which are included as conditions of approval. The Environmental Document is available for public review at the Department of Planning and Building, at the below address. A copy of the Environmental Document is also available on the Planning and Building Department website at [www.sloplanning.org](http://www.sloplanning.org). Anyone interested in commenting on the proposed Environmental Document should submit a written statement and/or speak at the public hearing. Comments will be accepted up until completion of the public hearing(s).

County File Number: **SUB2017-00039**  
Supervisorial District: District 3

Assessor Parcel Number(s): 044-371-067  
Date Accepted: August 11, 2020

**WHERE**

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey Street, Room #D170, County Government Center, San Luis Obispo, CA. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets. At the meeting all interested persons may express their views for or against, or to change the proposal.

**ADDITIONAL INFORMATION**

A copy of the staff report will be made available on the Planning Department website at [www.sloplanning.org](http://www.sloplanning.org). You may also contact **Nicole Ellis, Project Manager**, in the Department of Planning and Building at the address below or by telephone at (805) 781-5600.

*If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this public notice or in written correspondence delivered to the appropriate authority at or before the public hearing.*

Daniela Chavez, Secretary  
Subdivision Review Board