



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

Trevor Keith, Department Director

NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: An Initial Study and Draft Mitigated Negative Declaration for the *Evenson Parcel Map SUB2021-00014 (CO20-00079; ED21-051)* is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. 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 January 20, 2023. Mitigation measures are proposed to address Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Utilities/Service Systems and will be included as conditions of approval.

PROJECT: The project is a request by Donna Evenson for a Tentative Parcel Map (SUB2021-00014/ CO 20-0079) to subdivide a 24-acre parcel into four parcels, ranging in size from 5.0 to 8.6 acres for the sale and/or development of each proposed parcel. Building envelopes are proposed, and an open space easement is proposed across the southern portion of all four parcels. The project also includes the construction of an access road (Oak Hill Court) to the north, connecting to Oak Hill Road, for access to the project site, resulting in 1,816 cubic yards (cy) of cut and 2,925 cy of fill (4,741 total cy of earthwork) and approximately 57,215 square feet (1.31 acres) of ground disturbance. The project includes a request for an adjustment to Title 21 (Real Property Division Ordinance) to allow more than five parcels to take access off a private easement (Oak Hill Court and Oak Hill Road). The project site is located in the Residential Suburban (RS) land use category, on the east side of Corbett Canyon Road, approximately 600 feet south of Oak Hill Road, northeast of the city of Arroyo Grande. The project is located within the San Luis Bay (Inland) Sub Area (South) of the South County (Inland) Planning Area.

WHERE: Copies of the proposed Mitigated Negative Declaration and all the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also

on our website at <http://www.sloplanning.org>.

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the proposed Mitigated Negative Declaration should email your comments or questions to brandi.cummings@swca.com or submit a written statement directed to Eric Hughes of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins January 20, 2023, and ends February 18, 2023. Written comments must be received by 5:00 p.m. on the last day of the review period. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is not currently scheduled.

If you need more information about this project, please contact Brandi Cummings, contract planner, at (805) 786-2550 or brandi.cummings@swca.com.