



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

Trevor Keith, *Department Director*

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**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 *Crisp/Greenview Estates Tract Map (SUB2021-00013/TR 3073; ED22-129)* 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, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Utilities and Service Systems and will be included as conditions of approval.

**PROJECT:** The project is a request by Greenview Estates (Applicant) for a Tentative Tract Map (SUB2021-00013/TR 3073) to subdivide a 36.71-acre parcel into seven parcels, ranging in size from 5 acres to 5.6 acres for the sale and/or development of each proposed parcel. The project includes the extension of Stagecoach Road and El Sueno Way for access to the project site. Other proposed site improvements include the installation of retention basins, bioswales, and other low-impact design treatments. The project includes a request for an exception to Title 21 (Real Property Division Ordinance) to allow the minimum lot frontage length-to-width ratio to be less than 60 feet wide and 80 feet deep. The project site is located in the Residential Suburban (RS) land use category, to the north of Stagecoach Road and El Sueno Way, 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](mailto: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 21, 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](mailto:brandi.cummings@swca.com).