



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 *Colombo Parcel Map (SUB2020-00035/CO19-0075; ED22-178)* 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/Service Systems and will be included as conditions of approval.

PROJECT: The project is a request by Karen Colombo for a phased Vesting Tentative Parcel Map (CO19-0079/SUB2020-00035) to subdivide two existing parcels, totaling 11.3 acres in size, into four parcels, ranging in size from 2.4 to 4.1 gross acres for the purpose of sale and future development of residential uses on each parcel. The project includes the phased construction of site improvements, including access, drainage, and utility easements and stormwater drainage basins. The project also includes a 34-foot-wide offer of dedication along the northeastern side of Orcutt Road along the frontage of proposed Parcels 3 and 4, to provide continuity with existing offers of dedication along Orcutt Road and Calle Crotalo. The project site is located within the Residential Suburban (RS) land use category at 3876 Orcutt Road, adjacent to the southeastern limit of the city of San Luis Obispo, in the San Luis Obispo North sub-area of the San Luis Obispo 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 Hughs 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.