



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 *Mid State Properties Tract Map (TR 2383; S00030T; ED21-173)* 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 February 27, 2023. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use & Planning, and Utilities and Service Systems and will be included as conditions of approval.

PROJECT: The proposed project is a request by Mid-State Properties for a Vesting Tentative Tract Map (Tract 2383) and Variance to subdivide a 37-acre parcel into 11 new residential parcels, ranging in size from 2.5 acres to 4.56 acres. A building envelope is proposed on each parcel ranging in size from 6,620 square feet (sf) to 15,850 sf. Development of the individual residences are not proposed at this time and would be constructed later by individual homeowners or by a developer. The project would require 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork) and would result in 12.5 acres of site disturbance as a result of grading for road and utility improvements, vegetation removal, recontouring of the former quarry, and grading of future building pads. The project requires a variance due to grading on slopes greater than 30% to construct portions of "Street B", recontouring of the former quarry on Lot 1 and 11, and for a portion of building pad improvements on Lot 11. In addition, an adjustment to Title 21 (Real Property Division Ordinance) to allow more than 5 parcels to take access off a private easement is also required. The project site is located on the northeast side of Hondonada Road, approximately 1,500 feet north of Lopez Drive, northeast of the City of Arroyo Grande. The project is located in the Residential Suburban land use category, 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 February 27, 2023, and ends March 28, 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.