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## NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

- WHO:** County of San Luis Obispo
- WHAT:** A Draft Mitigated Negative Declaration for the **Amburgey Parcel Map (N-SUB2022-00025 / CO21-0019) ED23-129** 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 substantial evidence that the project would not 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 31, 2024**. Mitigation measures are proposed to address impacts associated with **Biological Resources and Mandatory Findings of Significance** and will be included as conditions of approval.
- PROJECT:** The proposed project is a request by James and Sylvia Amburgey for a Vesting Tentative Parcel Map to subdivide an existing 10-acre parcel into two parcels of 5.0 and 5.0 acres each for the purpose of sale and/or development. The site is currently developed with two existing residences (mobile homes), several animal pens, small storage structures, a water storage tank, and minimal landscaping. Both parcels will be served by a shared on-site well. Future development of the site includes a 4,105 square foot single family residence, 1,322 square foot attached garage, 2,222 square feet of covered patios and balcony space, and a new septic system and leach field. Grading will result in an estimated 400 cy of cut and 900 cy of fill. The area of disturbance is estimated to be approximately 0.78 acres. The proposed project is within the Residential Rural land use category and is located at 1721 Viejo Road, approximately ½ mile north of the Black Lake Village Reserve Line and two miles northwest of the community of Nipomo. The site is in the South County Inland Sub-area of the South County Planning Area.
- WHERE:** Copies of the proposed Mitigated Negative Declaration and all of 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 [https://energov.sloplanning.org/EnerGov\\_Prod/SelfService#/plan/d93016d9-827b-47fd-9047-f115e3191cbc?tab=attachments](https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/d93016d9-827b-47fd-9047-f115e3191cbc?tab=attachments)
- HOW TO COMMENT OR GET MORE INFORMATION:**  
Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Lane Sutherland**, Project Manager, at [lsutherland@co.slo.ca.us](mailto:lsutherland@co.slo.ca.us) or mail your written comments to the County of San Luis Obispo 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 **July 31, 2024** and ends **August 30, 2024**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered.

If you would like more information about this project, please contact **Lane Sutherland**, Project Manager, at **lsutherland@co.slo.ca.us** or **(805)-788-9470**.

DATED: **July 31, 2024**