



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

Trevor Keith, *Department Director*

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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 **Arnaud Minor Use Permit/Variance (N-DRC2023-00058 / N-DRC2023-00063 / ED24-108)** 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 **August 14, 2024**. Mitigation measures are proposed to address impacts associated with **Air Quality, Biological Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, and Mandatory Findings of Significance** and will be included as conditions of approval.

**PROJECT:** The proposed project is a request by Remi Arnaud for a Minor Use Permit (MUP) (N-DRC2023-00058) to disturb over one acre of land, and a Variance (N-DRC2023-00063) to allow grading on slopes exceeding 30 percent for the purpose of constructing a primary residence and detached garage served by a new, 14 foot wide all-weather access road extending 1,200 feet north from Longview Avenue within the City of Pismo Beach. Site improvements will include an all-weather access road terminating in a hammerhead turnaround; retaining walls; utilities; a 5,000 gallon water storage tank, and a septic system. The project will result in 3,900 cubic yards (cy) of cut and 1,200 cubic yards of fill and 1.15 acres of site disturbance on a 17.3-acre parcel. The project site is within the Rural Lands (RL) land use category and is located at 1019 Longview Avenue, adjacent to the City of Pismo Beach. The site is within the San Luis Bay Inland Sub Area of the South County Planning Area within Supervisorial District 3.

**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/c6965399-8413-4a23-9b70-9918e670c983?tab=attachments](https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/c6965399-8413-4a23-9b70-9918e670c983?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 **Eric Tolle**, Project Manager, at [etolle@co.slo.ca.us](mailto:etolle@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 **August 14, 2024** and ends **September 13, 2024**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is scheduled for **September 24, 2024**.

If you would like more information about this project, please contact Eric Tolle, Project Manager, at [etolle@co.slo.ca.us](mailto:etolle@co.slo.ca.us) or (805) 788-2148.

DATED: **August 13, 2024**