



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
**NOTICE OF DETERMINATION – MITIGATED NEGATIVE
DECLARATION**

ENVIRONMENTAL DETERMINATION NO.: ED24-108

DATE: August 30, 2024

PROJECT/ENTITLEMENT: Arnaud Minor Use Permit and Variance (N-DRC2023-00058 / N-DRC2023-00063 / ED24-108)

APPLICANT NAME: Remi Arnaud and Rita Turkowski

ADDRESS: 1725 Calle Pacifico, Arroyo Grande, CA 93420

TELEPHONE: (408) 656-3683 **EMAIL:** jsremi@gmail.com / ritaturk@gmail.com

PROJECT DESCRIPTION: A request by Remi Arnaud and Rita Turkowski for a Minor Use Permit (N-DRC2023-00058) to disturb over an acre of land and Variance (N-DRC2023-00063) to allow grading on slopes exceeding 30 percent for the purpose of constructing a 1,200 linear foot driveway with access from the City of Pismo Beach to a proposed residence and detached garage. Site improvements will include an all-weather CalFire-compliant access road and hammerhead turnaround, retaining walls, utilities trenching, and a septic system. The project will result in 3,900 cubic yards 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 Pismo Preserve and the City of Pismo Beach neighborhood of Pismo Heights. The site is located outside of the Coastal Zone in the San Luis Bay Inland Sub-Area of the South County Planning Area and within Supervisorial District 3.

LOCATION: 1019 Longview Avenue, Pismo Beach, CA 93449 / APN: 079-271-001

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>


STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Resources Board, Caltrans District #5, Fish & Game Region #4, Department of Forestry and Fire Protection, Regional Water Quality Control Board #3

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.



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 DECLARATION

Notice of Determination		State Clearinghouse No. <u>2024080539</u>	
This is to advise that the San Luis Obispo County <u>Board of Supervisors</u> as <input checked="" type="checkbox"/> <i>Lead Agency</i> <input type="checkbox"/> <i>Responsible Agency</i> approved the above described project on September 24, 2024, and has made the following determinations regarding the above described project:			
<i>The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.</i>			
This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
	Senior Planner, etolle@co.slo.ca.us	08/30/2024	County of San Luis Obispo
Signature	Title	Date	Public Agency