



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Trevor Keith, *Department Director*

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for the **Idler Parcel Map (N-SUB2024-00060 / CO 24-0020 / ED 25-0019)** 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 **April 16, 2025**. Mitigation measures are proposed to address impacts associated with **Air Quality, Biological Resources, and Mandatory Findings of Significance** and will be included as conditions of approval.

PROJECT: The proposed project is a Request by Don and Bryan Idler for a Vesting Tentative Parcel Map to subdivide an existing 22-acre parcel into two parcels of 12.0 and 10.0 acres each for the purpose of sale and/or development. The site is currently developed with a single-family residence, two agricultural accessory structures, a ground mounted photovoltaic system, and two wells. Each proposed parcel will be served by an individual domestic well. Proposed Parcel 1 will take access via a 16-foot-wide all-weather road within a 25-foot shared access easement along the northern property line. Proposed Parcel 2 will take access directly via Davenport Creek Road. Two separate Emergency Access Road Easements are proposed via agreements with neighboring properties. No development is being proposed as a part of the land use entitlement. The proposed project is within the Residential Rural land use category and is located at 4985 Davenport Creek Road, approximately 1.3 miles west of Highway 227 and approximately 0.75 miles south of the San Luis Obispo Urban Reserve Line (URL). The site is in the San Luis Obispo Sub-area North of the San Luis Obispo 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://sanluisobispocountyca-energoweb.tylerhost.net/apps/selfservice#/plan/30c5aa37-2c9b-4463-b76b-0cbc3a05b9de?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** or mail your written comments to the County of San Luis Obispo Department of Planning and Building at 976 Osos St., Rm 200,

San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **April 16, 2025** and ends **May 16, 2025**. 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 tentatively scheduled for **June 2, 2025**.

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: **April 16, 2025**