Elaina Cano
San Luis Obispo
County Clerk-Recorder
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ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$90.00
	# Pages	6
	Document #	40-10232026-288
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
Total		$90.00

Tender (On Account)		$90.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	EVENSON	
Balance	$20,332.50	

PLEASE KEEP FOR REFERENCE

10/23/26, 8:13 AM PST MMaltby
San Luis Obispo

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
40-10232026-288

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2023010356

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	bmaule@co.slo.ca.us	10/23/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE
N-DRC2026-00003 EVENSON MINOR USE PERMIT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DONNA EVENSON	donnaevenson@att.net	(805) 305-3617

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1632 OAK HILL ROAD	ARROYO GRANDE	CA	93420

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$

☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $90.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $90.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
x Michelle Maltby	Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder
40-10232026-288
10/23/2026
FISH
Pages: 6
Fee: $ 90.00
By MMaltby, Deputy

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

NOTICE OF DETERMINATION – ADDENDUM TO PREVIOUS MITIGATED NEGATIVE DECLARATION

ENVIRONMENTAL DETERMINATION NO. ED26-0137

DATE: July 23, 2026

PROJECT/ENTITLEMENT: **N-DRC2026-00003 Evenson Minor Use Permit**

APPLICANT NAME: Donna Evenson

ADDRESS: 1632 Oak Hill Road Arroyo Grande, CA 93420

EMAIL: donnaevenson@att.net **TELEPHONE:** 805-305-3617

PROJECT DESCRIPTION: A request by Donna Evenson for a Minor Use Permit to allow a 24-acre parcel with a 1,107 square foot single-family residence with 2,083 square feet of attached garage, RV garage, accessory storage and shop (total 3,322 square foot structure). The project includes construction of a 600-foot-long access driveway from the subject parcel (APN 044-332-022) across two adjacent parcels also under the applicant's ownership, connecting to Oak Hill Road to the north. The project will result in approximately 65,340 square feet (1.5 acres) of total ground disturbance. The project includes road improvements to Oak Hill Road at Corbett Canyon Road, and removal of four oak trees, 16 avocado trees and one olive tree for the new driveway access. Average slope for the areas of grading is less than 6%. The project site is located in the Residential Suburban land use category,

LOCATION: The project is located at 1632 Oak Hill Road, on the east side of Corbett Canyon Road, approximately 600 feet south of Oak Hill Road, northeast of the city of Arroyo Grande. The site is located within the San Luis Bay (Inland) Sub Area of the South County Planning Area. **APN: 044-332-022**

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408-2040 Website:
http://www.sloplanning.org

Findings:

Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted Mitigated Negative Declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration.

Based on staff's determination that all the above conditions apply, an addendum to the adopted Mitigated Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Mitigated Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: The previously adopted Mitigated Negative Declaration (MND) prepared for the subdivision **SUB2021-00014** (CO20-0079 / ED21-173) identified potentially significant impacts relating to: Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Land Use & Planning, Noise, Utilities and Service Systems. The MND was approved with the 4-lot Tentative Subdivision Map with new shared road access.

The MND (ED21-173) specifically analyzed the impacts of: A subdivision on a 24-acre lot into 4 parcels ranging from 5.0 acres to 8.6 acres in size. Building Envelopes were proposed and an open space easement was required as a condition over the southern portion of the four lots to protect sensitive habitat and historic weirs along a drainage. The project also approved a new public utility easement and public access road (50-ft ROW, 24-ft paved road) that connected the subject lot to Oak Hill Road by crossing over the applicant's adjacent property.

Pursuant to Section 15162 of the State CEQA Guidelines, when a lead agency has adopted an Initial Study (IS)/MND for a project, a subsequent IS/MND does not need to be prepared for the project unless the lead agency determines that one or more of the following conditions are met: 1. Substantial project changes are proposed that will require major revisions of the previous IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the followed: a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; b. Significant effects previously examined will be substantially more severe than show in the previous EIR; c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to Section 15164 of the State CEQA Guidelines, preparation of an Addendum to an IS/MND is appropriate when none of the conditions specified in Section 15162 are present and some minor technical changes to the previously adopted IS/MND are necessary. The proposed project would not result in increased construction of new development beyond what was previously analyzed in the adopted MND through development scenarios. Lastly, the State CEQA Guidelines Appendix G, Environmental Checklist Form has been revised and now includes a discussion of new topic areas. Their current inclusion in the CEQA checklist does not warrant an analysis of the entire project unless the proposed project would result in new or more severe significant environmental impacts or unless there is new information of substantial importance that was not known at the time of adoption of the MND.

An addendum has been prepared to assess the proposed minor technical changes and modifications to the MND. All information presented is a determination of consistency with the approved MND, or helps to clarify, amplify, or make insignificant minor technical modifications to the MND. As discussed in the following sections, the new information is not considered "significant" pursuant to CEQA, and circulation or preparation of a new formal environmental document is not required. A discussion on issue areas previously identified within the adopted MND is included below.

A summary of the relevant environmental issues:

Air Quality. The project is located within the South Central Coast Air Basin, where construction activities could temporarily generate fugitive dust and emissions from grading, excavation, construction equipment, and vehicle trips. The current project would construct one single-family residence and associated garage, accessory spaces, septic system, driveway, and road improvements, resulting in approximately 1.5 acres of ground disturbance and 2,740 cubic yards of earthwork. Although the project would generate temporary construction-related emissions, the reduced scope compared with the previously proposed four-lot subdivision would substantially reduce the extent and duration of construction activity, grading, vehicle trips, and associated emissions. The project would be required to comply with applicable San Luis Obispo County Air Pollution Control District requirements and construction-related measures identified in the prior environmental document, including applicable fugitive dust and emissions controls. The project would not result in a substantial long-term increase in operational emissions because it consists of a single single-family residence rather than four residential lots.

With implementation of applicable air-quality control measures and the project-specific mitigation measures carried forward from the prior environmental review, impacts related to air quality would be less than significant with mitigation.

Biological Resources. The project site contains a mix of agricultural, ruderal, oak woodland, riparian, eucalyptus, and grassland vegetation, with avocado orchards and other developed and disturbed areas. The current project would result in approximately 1.5 acres of ground disturbance for one single-family residence, driveway, septic system, fire turnaround, and related improvements, including removal of up to four oak trees, 16 avocado trees, and one olive tree for driveway access. Although the project would result in vegetation removal and could temporarily disturb wildlife during construction, the overall development footprint and access improvements are substantially reduced from the previously approved four-lot subdivision, with the driveway approximately half the width and length of the previously proposed shared access road. The proposed residence and associated disturbance would remain outside the previously identified drainage channel, sensitive vegetation, and WPA weirs, and the project would avoid direct impacts to the existing drainage. An updated spring biological survey was conducted for the current application, and the applicant's biologist provided recommendations that were incorporated into the applicable biological mitigation measures. These measures address potential impacts to sensitive habitats, nesting birds, special-status species, vegetation, and construction-related effects, including implementation of appropriate pre-construction surveys, avoidance measures, and construction best management practices where applicable. Because the project has been reduced from four residential lots to a single residence and avoids the previously identified sensitive resource areas, potential biological impacts are reduced compared with the prior project. With implementation of the applicable modified biological mitigation measures and project conditions, impacts to biological resources would be less than significant with mitigation.

Cultural Resources. The project site is located in an area historically occupied by the Obispeño Chumash and Salinan peoples and has the potential to contain prehistoric and historic cultural resources. A prior Phase I Archaeological Surface Survey identified WPA-era erosion control weirs dating to the late 1930s and early 1940s, but no other archaeological or historical resources were identified within the project area or within a 0.5-mile radius. The proposed single-family residence and associated improvements have been substantially reduced in scope from the previously approved four-lot subdivision, with the residence located within the previously identified development area and all proposed disturbance occurring outside the drainage channel, WPA weirs, and previously identified sensitive open-space area. The proposed driveway will cross adjacent parcels where additional WPA-era weirs have been identified; therefore, project conditions require these features to be identified on grading plans and protected in place during construction. The reduced-scale project eliminates the need for subdivision-related improvements and avoids direct disturbance to the known on-site cultural resources. If previously unidentified cultural resources or human remains are discovered during construction, applicable County, California Health and Safety Code, and CEQA requirements would require work to cease in the vicinity of the discovery and appropriate evaluation and treatment procedures to be implemented. With implementation of the applicable cultural-resource protection measures and construction requirements, impacts related to historical, archaeological, and human remains resources would be less than significant with mitigation.

Geology and Soils. The project site is located in a seismically active region but is not within or adjacent to an Alquist-Priolo earthquake fault zone. Although the site has low to moderate potential for seismic ground shaking, liquefaction, and landslides, construction of the single-family residence, attached garage and accessory spaces, driveway, and related improvements would be required to comply with the California Building Code and applicable geotechnical requirements to reduce these risks. The current project would disturb approximately 1.5 acres and involve approximately 2,740 cubic yards of earthwork, including grading for the residence, driveway, fire turnaround, and septic system. Although this represents a slight increase in total disturbance compared with the access-only disturbance associated with the prior subdivision analysis, the current project substantially reduces the length and width of the proposed access improvements and reduces total grading by approximately 2,001 cubic yards compared with the four-lot subdivision. Construction could result in temporary erosion, sedimentation, and loss of topsoil; however, required erosion and sediment control measures, Stormwater Pollution Prevention Plan requirements, and construction best management practices would minimize these impacts. The site has low shrink-swell potential and is not located in an area of known land subsidence. The proposed residence would use an individual septic system, and prior percolation testing indicated suitable site conditions for onsite wastewater disposal, subject to applicable County Environmental Health, LAMP, and building requirements. The underlying Pismo Formation has high paleontological sensitivity, and the project would include ground disturbance for the residence, septic system, driveway, and associated improvements. Mitigation Measures GEO-1 through GEO-3, as applicable to the reduced-scale project, require paleontological monitoring and appropriate evaluation and treatment procedures if significant fossils are encountered. With compliance with applicable building, geotechnical, wastewater, and erosion-control requirements and implementation of the applicable mitigation measures, impacts related to geology, soils, seismic hazards, and paleontological resources would be

less than significant with mitigation.

Hydrology and Water Quality. The project site contains an unnamed seasonal drainage and is subject to County requirements governing drainage, erosion, sedimentation, and stormwater runoff. The current single-family residence project would result in approximately 1.5 acres of total ground disturbance, including the residence, driveway, fire turnaround, septic system, and related improvements, compared with the substantially larger access improvements evaluated for the prior four-lot subdivision. The proposed residence and driveway are located approximately 600 feet east and uphill from the Flood Hazard Area along Corbett Canyon Road, and the project would not impact the designated Flood Hazard Area. The proposed development would avoid the existing drainage channel, WPA weirs, and associated sensitive areas, thereby maintaining the existing drainage pattern in these portions of the site. Construction activities could temporarily increase erosion, sedimentation, and polluted runoff, while new impervious surfaces associated with the residence and access improvements could increase surface runoff; however, the project would be required to comply with County drainage and erosion-control requirements and appli
cable Regional Water Quality Control Board requirements, including preparation of appropriate erosion and sediment control measures and, where applicable, a SWPPP. The project would be served by an onsite well, and the groundwater analysis identified potential drought-year deficits and long-term sustainability concerns associated primarily with cumulative development in the surrounding aquifer. However, the change from a four-lot subdivision to one residence substantially reduces anticipated water demand and associated well interference. The applicable water conservation and drought-management measures, including Measures USS-1 through USS-4, would further reduce water consumption and address severe drought conditions. With avoidance of the drainage and flood hazard areas, compliance with applicable stormwater and erosion-control requirements, and implementation of the applicable groundwater conservation measures, impacts related to hydrology and water quality would be less than significant with mitigation.

Utilities and Service Systems. The proposed project has been reduced from a four-lot residential subdivision to development of a single 1,107-square-foot residence with approximately 2,083 square feet of attached garage, RV garage, storage, and shop space, together with a 600-foot-long driveway connecting to Oak Hill Road. The residence would be served by an onsite well and individual septic system, with electricity, natural gas, telecommunications, and other utility connections provided as needed. Because the project involves only one residence, it would require substantially less utility infrastructure and generate substantially less water demand and wastewater than the previously proposed four-lot subdivision. The groundwater analysis identified drought-year deficits and potential long-term sustainability concerns in the surrounding aquifer, but the reduced number of residences substantially lowers projected demand and associated well interference; applicable Mitigation Measures USS-1 through USS-4 would require water conservation education, limitations on turf, drought-tolerant landscaping, and a drought water management program. The project would not require connection to a public wastewater treatment facility because wastewater would be handled through an individual septic system. Solid waste generated by construction and operation would be serviced through the existing local waste collection and landfill system, which was previously determined to have adequate capacity. Although the project requires installation and improvement of utilities and access infrastructure, the substantially reduced development intensity and elimination of subdivision-wide infrastructure reduce the potential for utility-related environmental effects. With implementation of the applicable mitigation measures and compliance with County, environmental health, wastewater, water conservation, and solid waste requirements, impacts related to utilities and service systems would be less than significant with mitigation.

Other CEQA Issues Considered

County staff also considered issue areas such as Public Services and Utilities and Cumulative Impacts and determined that impacts to these issue areas are less than significant as the overall operational characteristics will not change, and no additional public facility fees are necessary to reduced impacts to a level of less than significance.

Conclusion

The Environmental Coordinator, after review of the previously-prepared MND finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous MND; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; no new mitigations are necessary to reduce potential environmental impacts; and no new information of substantial importance has been identified which was not known at the time that the previous MND was adopted. Therefore, recirculation of the previously adopted MND is not required.

Additional Information: Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

Notice of Determination **State Clearinghouse No. 2023010356**

This is to advise that the San Luis Obispo County Planning Department Hearing as ☒ *Lead Agency* *Responsible Agency* approved/denied the above described project on October 2, 2026, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Signature	Project Manager Name	Date	Public Agency
Blake Maule	Blake Maule (bmaule@co.slo.ca.us)	8/25/2026	County of San Luis Obispo