



**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 Santa Margarita Ranch LLC, Vesting Tentative Tract Map (N-SUB2024-00085 / Tract 3237/ ED25-0161) 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 February 03, 2026. Mitigation measures are proposed to address impacts associated with Biological Resources, Cultural Resources, Hazardous Materials, Land Use & Planning, Tribal Cultural Resources and Mandatory Findings of Significance and will be included as conditions of approval.

**PROJECT:** The proposed project is request by Santa Margarita Ranch LLC for a Vesting Tentative Tract Map 3237 N-SUB2024-00085 to subdivide an existing 8.01 acre parcel into six parcels of sizes (1.01 acres, 1.03 acres, 1.03 acres, 1.04 acres, 1.23 acres, 1.65 +/- acres) each for the purpose of sale and/or development. The project includes off-site road improvements, demolition of an existing driveway, and agricultural structures. The project will result in the disturbance of approximately 1.16 acres of a 8.01 parcel. The project includes an adjustment to section 21.03.010 (4) g to allow for a private access easement to serve more than five parcels and a waiver of curb gutter and sidewalks. The proposed project is within the residential suburban land use category and is located at 22937 I Street Santa Margarita. The site is in the Salina River Subarea of the North County Area Plan.

**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: [N-SUB2024-00085 Link:https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/59554074-2ec2-435d-a14f-b16c22427cfc?tab=attachments](https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/59554074-2ec2-435d-a14f-b16c22427cfc?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 Jeremy Freund, Project Manager, at [jfreund@co.slo.ca.us](mailto:jfreund@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 February 06, 2026 and ends March 08, 2026. 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 March 26, 2026

If you would like more information about this project, please contact Jeremy Freund, Project Manager, at [jfreund@co.slo.ca.us](mailto:jfreund@co.slo.ca.us) or (805) 781-5621.

DATED: February 06, 2026