



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for the Hubbard (GRAD2025-00168 & GRAD2025-00327 / ED26-0086) 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 June 11, 2026. Mitigation measures are proposed to address impacts associated with Biological Resources and Mandatory Findings of Significance and will be included as conditions of approval.

PROJECT: The proposed project is a request by Cory Hubbard for Major Grading Permits (GRAD2025-00327 and GRAD2025-00168) to authorize the construction of an approximately 1,798 square-foot single-family residence with an approximately 582 square-foot attached garage, 528 square-foot porch, septic system, and support appurtenances (RBLD2025-00525), and the construction of an approximately 2,990 square-foot AG barn (RBLD2025-00296). The proposed project will disturb approximately 1.78 acres of the 20-acre parcel, including 2,378 cubic yards of cut and fill. The proposed parcel is within the Agricultural land use category and is located on North Ryan Road (APN: 043-093-017), approximately 9 miles east of the City of Atascadero. The project site is in the El Pomar-Estrella Sub-area of the North County 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 300, San Luis Obispo, CA 93408 and also on our website at <https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/e61b8b7b-1c8c-4728-898a-46ebf0ed44d3>

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Focused Mitigated Negative Declaration / Near Miss Exemption should email your comments or questions to Monserath Casillas-Rios, Project Manager, at mcasillas-ri@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 Focused Mitigated Negative Declaration / Near Miss Exemption begins June 11, 2026, and ends July 10, 2026. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered.

DATED: June 10, 2026