



Negative Declaration & Notice Of Determination (Revised)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED20-029

DATE: April 1, 2020 Oct 22, 2020

PROJECT/ENTITLEMENT: Toad Creek Terrace LLC Tract Map SUB2019-00046

APPLICANT NAME: Steve Sahadi **Email:** sahad@earthlink.net

ADDRESS: 5940 Rocky Canyon Road, Atascadero CA 93422

CONTACT PERSON: Francisco Vargas (Agent) **Telephone:** (805) 641-5726

(Revised) PROPOSED USES/INTENT: Request by Toad Creek Terrace LLC for a Vesting Tentative Tract Map (Tract 3132) and concurrent Conditional Use Permit (SUB2019-00046) to subdivide an existing 5.63-acre parcel into a Residential Planned Development, and Residential Small Lot Single-Family Cluster Division including: 20 residential parcels ranging from 1,760 to 2,760-square-feet (gross), a 2.49-acre open space parcel, a 2.21 remainder parcel, and the construction of a single-family residence between 1,710 and 1,890-square-feet with an attached 420-square-foot two-car garage on each of the residential parcels. The project includes a public trail easement, abandoning a portion of Old County Road and is requesting ordinance modifications to the development standards of Small Lot Single-Family (22.30.475D) to allow the third story on all units to exceed 75% of the first floor footprint as well as modifications to Real Property Division Ordinance Section: Access and Circulation Design (21.03.010D 1 & 7) to allow access to more than five (5) parcels by a private road easement, and to reduce the required road width. The project will result in the disturbance of 1.40-acres of the 5.63-acre parcel. The project is within the Residential Single-Family land use category.

LOCATION: The project is located at the corner of Old County Road and Gibson Road in the community of Templeton. The site is located in the Salinas River Sub Area of the North County Planning Area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: None

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, 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.

Schani Siong (ssiong@co.slo.ca.us)

County of San Luis Obispo

Signature **Project Manager Name** **Date** **Public Agency**