



Negative Declaration & Notice Of Determination

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. ED20-075

DATE: June 22, 2020

PROJECT/ENTITLEMENT: Souza Parcel Map CO 18-0072 SUB2019-00019

APPLICANT NAME: Steve & Julie Souza **Email:** ssouza@souzaconstructioninc.com
ADDRESS: PO Box 3810, San Luis Obispo CA 93403
CONTACT PERSON: Patsy West **Telephone:** (805)466-5660

PROPOSED USES/INTENT: Request by Steve and Julie Souza for a Tentative Parcel Map to allow for the subdivision (SUB2019-00019 / CO 18-0072) of a 469.74-acre parcel into two (2) parcels of 17.67 acres and 452.07 acres for the purpose of sale and/or development. The project will result in the disturbance of approximately 0.35 acres of the 469.74-acre site. There are currently three land use designations for the site; Agricultural, Rural Lands, and Residential Rural. The proposed Parcel 1 would contain 17.67 acres of Residential Rural zoning and the proposed Remainder Parcel would contain approximately 300 acres of Agricultural zoning and approximately 152 acres of Rural Lands zoning. The project proposes a new development “building” envelope of approximately 0.35 acres on Parcel 1. The subdivision is required to make roadway improvements in the right-of way along Tassajara Creek Road, and will be required to construct the private access road to Cal Fire Standards with additional easement width as necessary to contain all elements of the roadway prism. The proposed project is located at 8475 Tassajara Creek Road, approximately 1 mile east of the intersection between Tassajara Creek Road and Highway 101. The site is approximately 2 miles west of the community of Santa Margarita and is within the Salinas River Sub Area of the North County Planning Area.

LOCATION: The proposed project is located at 8475 Tassajara Creek Road, approximately 1 mile east of the intersection between Tassajara Creek Road and Highway 101. The site is approximately 2 miles west of the community of Santa Margarita and is within 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 AT 4:30 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 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.

Katie Nall (kinall@co.slo.ca.us)

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency