



NOTICE OF INTENT & NEGATIVE DECLARATION

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. ED21-014

DATE: August 27, 2021

PROJECT/ENTITLEMENT: 96 Old County Road LLC (Clyde) Tract Map/Conditional Use Permit
SUB2020-00019/VTTM3146

APPLICANT NAME: Kelly Clyde **Email:** CMF@oasisassoc.com
ADDRESS: 4041 MacArthur Blvd Ste 40, Newport Beach, CA 92660
CONTACT PERSON: Carol Florence (agent) **Telephone:** 805 541-4509

PROPOSED USES/INTENT: Request by Kelly Clyde/96 Old County Road, LLC for a Vesting Tentative Tract Map (Tract 3146) and concurrent Conditional Use Permit (SUB2020-00019) to subdivide an existing 1.78-acre parcel into five lots of 7,545 to 9,680 square feet (sf) in gross area, and a sixth lot of 36,234 gross square feet, for the purpose of sale and/or development. A Conditional Use Permit is required with the subdivision under County Ordinance section 22.104.090. The project includes off-site road improvements; the project will result in the disturbance of approximately 50,000 square feet with future development. The division will create one on-site private road. The project includes requested adjustments to Title 21 subdivision standards including minimum frontage lot width and Road Design.

LOCATION: The subject property is within the Residential Single-Family (RSF) land use category and is located at 96 Old County Road at Las Tablas Road, in the community of Templeton.

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: California Department of Fish and Wildlife
US Fish and Wildlife

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 <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> 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.			
	Cindy Chambers (cchambers@co.slo.ca.us)		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency