



Notice of Intent to Adopt a 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. ED21-032

DATE: September 19, 2022

PROJECT/ENTITLEMENT: Moore Parcel Map (SUB2015-00059/CO16-0126)

APPLICANT NAME: Greg Moore

Email: slomo.native@gmail.com

ADDRESS: 11545 Los Osos Valley Road, San Luis Obispo, CA, 93405

CONTACT PERSON: Pamela Jardini, Planning Solutions

Telephone: (805) 501-0453

PROPOSED USES/INTENT: A request by Greg Moore for a Tentative Parcel Map (CO 16-0126) and Subdivision (SUB2015-00059) to subdivide an existing 7.9-acre parcel into four parcels, ranging in size from 1.8 to 2.1 acres for the purpose of sale and future development of residential uses on each parcel. The project includes site improvements including an access easement from Machado Lane, which would provide access to Parcels 1 and 2, and an easement for the future extension of Windmill Way along the northern property boundary to connect to Los Ranchos Road, which would provide access to Parcels 3 and 4. The project includes a request to modify the creek setback standards set forth in the Los Ranchos Edna Village Specific Plan to allow future development on Parcels 3 and 4 to be located a minimum of 30 feet from the top of bank of an on-site creek. The project also includes a request to modify the side setback requirements to allow future development on Parcels 3 and 4 to be located a minimum of 30 feet from the side property lines. The project would require approximately 24,099 square feet (0.55 acre) of site disturbance, including approximately 10 cubic yards of cut and 288 cubic yards of fill for proposed parcel improvements.

LOCATION: The project site is located within the Residential Suburban land use category at 1320 Machado Lane, approximately 1 mile south of the City of San Luis Obispo, in the Los Ranchos-Edna Village Specific Plan area, in the San Luis Obispo North Sub Area of the San Luis Obispo 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: Air Pollution Control District
California Department of Fish and Wildlife, Regional Water Quality Control Board

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. 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 Department of Planning and Building 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.

Eric Hughes (ehughes@co.slo.ca.us),

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency