



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. ED23-098

DATE: August 2, 2023

PROJECT/ENTITLEMENT: MJG Properties/Sweet Springs Conditional Use Permit DRC2022-00025

APPLICANT MJG Properties **Email:** marty.mohamed@gmail.com

ADDRESS: PO BOX 730 Avila Beach, CA 93424-0730

CONTACT PERSON: Marty Mohamed **Telephone:** 760-996-0888

PROPOSED USES/INTENT: A request by MJG Property Holding Partners, LLC for a Conditional Use Permit to allow the expansion of the existing mobile home park, Sweet Springs Mobile Home Park. The mobile home park is developed with 17 units and the project proposes 9 new units for a total of 26 units. The applicant is applying for affordable housing based on the State density bonus law to allow the density expansion. The project will result in 1.15 acres of ground disturbance with 3,220 cubic yards of cut and fill for access and sewer improvements.

LOCATION: The proposed project is located within the Residential Suburban land use category and is located at 311 Sweet Springs Lane, approximately three miles east of the City of Arroyo Grande. The site is in the San Luis Bay Inland sub-area of the South 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: 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 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 <u>Planning Department Hearing Officer</u> as <input checked="" 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.			
emoreno@co.slo.ca.us		County of San Luis Obispo	
Signature	Project Manager Name	Date	Public Agency