



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

**PLN-2041
02/14/2020**

NEGATIVE DECLARATION ADDENDUM / NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED23-195

DATE: November 21, 2023
PROJECT/ENTITLEMENT: Mashayekan / SUB2020-00021 / Tract Map 3148
APPLICANT NAME: David Mashayekan
CONTACT PERSON: Kerry Margason
ADDRESS: 3559 S. Higuera St., San Luis Obispo, CA, 93401
EMAIL: Kmargason@mbslandsurveys.com
TELEPHONE: 805-440-4215

PROPOSED USES/INTENT: A request by David Mashayekan for a Tentative Tract Map (3148 / SUB2020-00021) to subdivide a 2.85-acre parcel into six parcels ranging in size from 0.15 acres to 1.04 acres for sale and/or development (previously approved Tract 2690, SUB2004-00134 and Conditional Use Permit, DRC2007-00109 original project). Proposed Parcel 2 would include a condominium subdivision of twenty residential work/live units ranging in size from 1,018 square feet to 2,644 square feet. The project site is within the Commercial Retail land use category.

LOCATION: The project site is within the Commercial Retail land use category and is located at 691 West Tefft Street, approximately 1,500 feet west of the West Tefft Street and U.S. 101 intersection, within the community of Nipomo in 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>**

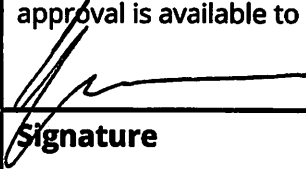
Findings: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted Mitigated Negative Declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration.

Based on staff's determination that all the above conditions apply, an addendum to the adopted Mitigated Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Mitigated Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: Based on the analysis provided (see attached Addendum to Initial Study/Mitigated Negative Declaration dated October 2023, completed by SWCA Environmental Consultants), Tract 3148 would not trigger any of the conditions listed in State CEQA Guidelines Sections 15162 or 15164 and would not require the preparation of a subsequent IS/MND. The revised project is relatively minor in nature and, as documented above, would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Additionally, no significant changes that was not known and could not have been known with the exercise of reasonable diligence at the time the previous IS/MND was adopted has been identified. The County has reviewed and considered the information contained in this Addendum and finds that the preparation of subsequent CEQA analysis that would require public circulation is not necessary. Therefore, this addendum to the previously adopted Mitigated Negative Declaration meets the requirements outlined in CEQA Guidelines (Sec. 15164(a), Sec. 15162).

Additional Information: Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

<u>Notice of Determination</u>		State Clearinghouse No _____	
This is to advise that the San Luis Obispo County Planning Commission as <input checked="" type="checkbox"/> <i>Lead Agency</i> <input type="checkbox"/> <i>Responsible Agency</i> approved the above described project on <u>December 14, 2023</u> , 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 Tolle (etolle@co.slo.ca.us)	12/14/2023	County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency