



Notice of Intent to Adopt Negative Declaration and 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. ED23-105

DATE: 2/1/2024

PROJECT/ENTITLEMENT: Steinmann Vesting Tentative Tract Map 3164 SUB2021-00023 and Variance/Development Plan/Coastal Development Permit C-DRC2022-00029 (ED23-105)

APPLICANT NAME: Josef Steinmann
ADDRESS: 785 Quintana Road, Morro Bay, CA 93442
CONTACT PERSON: Ian McCarville
EMAIL: ian@kirk-consulting.net Telephone: 805-461-5765

PROPOSED USES/INTENT: Hearing to consider a request by Josef Steinmann for a Vesting Tentative Tract Map (Tract 3164, SUB2021-00023) to divide a 9.69 acre parcel into an eight residential lot Planned Development for the purpose of sale and development, and one open space lot. The project will include site improvements for vehicular access, the grading of building sites and the extension of utilities over an area of disturbance of about 2.6 acres including 7,000 cubic yards (cy) of cut and 2,500 cy of fill. The project requires approval of a Development Plan to allow grading on slopes between 20% and 30% and a Variance (C-DRC2022-00029) to allow grading on slopes greater than 30%. Lastly, the project includes a request for an adjustment to the design standards set forth in Section 21.03 of the County’s Real Property Division regulations and a waiver for the installation of curbs, gutters and sidewalks. The project site is located on N. Ocean Avenue at the north end of the community of Cayucos within the Residential Multi-Family land use category and the Estero Planning Area.

LOCATION: The project site is located on N. Ocean Avenue at the north end of the community of Cayucos within the Residential Multi-Family land use category and the Estero 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:

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 Planning Commission as *Lead Agency*
 Responsible Agency **approved** the above-described project on March 14, 2024, and has made the following determinations regarding the above-described project:

The project will not have a significant effect on the environment. A Mitigated 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 Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.



Jeremy Freund (jfreund@co.slo.ca.us) 2/2/2024 County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency