# 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

**COUNTY ENVIRONMENTAL DETERMINATION NO.** ED24-012 **DATE:** 2/5/2024

**PROJECT/ENTITLEMENT:** Lekai, Minor Use Permit / Variance N-DRC2023-00017

**APPLICANT NAME:** **Niccolo Lekai** **Email: nlekai08@gmail.com**
**ADDRESS:** **911 21st Street, Paso Robles, CA 93446**
**CONTACT PERSON:** **Niccolo Lekai** **Telephone: 805-459-8046**

**PROPOSED USES/INTENT:** A request by Niccolo Lekai for a Minor Use Permit to allow the disturbance of approximately 1.22 acres and a Variance to allow grading on slopes exceeding 30 percent for the purpose of constructing a 2,686-square-foot single-family residence, 727-square-foot garage, 787-square-foot accessory dwelling unit, 252-square-foot covered porch, 187-square-foot. patio, and associated improvements including septic, utilities, and driveway access. The driveway will occur on slopes in excess of 30%, and the project will result in approximately 1.22 acres of site disturbance on an 8.1-acre parcel. The proposed project is located at 3323 Vine Hill Lane, Paso Robles (APN 026-232-017), approximately 1.8 miles west of the city of Paso Robles. The project parcel is zoned Residential Rural (RR) by the County of San Luis Obispo and is within the North County Planning Area and Adelaida Sub Area.

**LOCATION:** 3323 Vine Hill Lane, about 2 miles west of the City of Paso Robles. The site is within the Adelaida Sub-area of the North 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:**

**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_____ 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.

| Signature | Project Manager Name | Date | Public Agency |
|---|---|---|---|
| | Blake Maule (bmaule@co.slo.ca.us) | | County of San Luis Obispo |