



NOTICE OF DETERMINATION & 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 N-DRC2022-00020/ 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. 2024020167

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 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.

Blake Maule Blake Maule (bmaule@co.slo.ca.us) 5/10/2024 County of San Luis Obispo
Signature Project Manager Name Date Public Agency