



# 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. ED24-027

DATE: April 23, 2024

PROJECT/ENTITLEMENT: **Mark Greenspan, Major Grading Permit / GRAD2022-00029**

APPLICANT NAME: Mark Greenspan  
EMAIL: Not Available  
ADDRESS: 632 Vista Grande Place, Santa Rosa, CA, 93447  
CONTACT PERSON: Nelson Bernal Telephone: 805-237-3746 / nelson@nrbdrafting.biz

**PROPOSED USES/INTENT:** A request by Mark Greenspan for a major grading permit (GRAD2022-00029) to allow for the construction of a 2,730 square foot (sf) single-family residence, a 692-sf attached garage, 790 sf covered patio, new septic system, and grading for a driveway. The proposed project will result in approximately 1.90 acres of site disturbance, 586 cubic yards of cut and 423 cubic yards of fill on the 20.56-acre parcel, with grading occurring on slopes of up to 15%. The parcel is within the Agricultural land use category and is located at 6111 Iron Gate Rd in the community of Creston, in the El Pomar-Estrella Sub-area of the North County Planning Area. A Mitigated Negative Declaration is being prepared for this project as the property is within the mapped San Joaquin Kit Fox Habitat Corridor. The project is within the Paso Robles Groundwater Basin. A Phase 1 cultural survey was conducted by Applied EarthWorks, Inc. in March 2023 for the entire 20.56-acre parcel which yielded negative findings.

**LOCATION:** 6111 Iron gate Road, Creston, CA, 93432. The site is in the El Pomar-Estrella Sub-Area of the North County Planning Area.

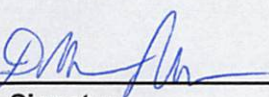
**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040 Website: <http://www.sloplanning.org>

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. 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

<b>Notice of Determination</b>		State Clearinghouse No. <u>2024040986</u>	
This is to advise that the San Luis Obispo County Department of Planning and Building as <input checked="" type="checkbox"/> <i>Lead Agency</i> <input type="checkbox"/> <i>Responsible Agency</i> <u>approved</u> denied the above-described project on March 18, 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 Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address listed above.			
	Dane Mueller (dmueller@co.slo.ca.us)	<u>5/28/24</u>	County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency