



# 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. ED24-068

DATE: May 9, 2024

PROJECT/ENTITLEMENT: **Tark Abed, Major Grading Permit / GRAD2022-00123**

**APPLICANT NAME:** Tark Abed  
**EMAIL:** tark@mighty-studios.com  
**ADDRESS:** 1378 Lindsay Way, San Jose, CA, 95118  
**CONTACT PERSON:** Andrew Goodwin **Telephone:** 805-439-1611 / andrew@andrewgoodwin.us

**PROPOSED USES/INTENT:** A request by Tark Abed for a Major Grading Permit (GRAD2022-00123) to allow for major grading for a Single-Family residence, a detached garage, an accessory storage structure, a septic tank with leach fields, and a new 5000-gallon water storage tank. No additional landscaping, other than revegetation of native plant communities as recommended by the Biological Resource Assessment for the project, will be included. The project will result in the disturbance of approximately 34,766 square-feet (approximately .8 acres) on a 5.6-acre parcel. The proposed project is within the Rural Lands land use category and is located at 4495 Chamise Lane, an undeveloped lot, approximately 2.5 miles west of the City of San Luis Obispo. The site is in the San Luis Obispo North Sub-Area of the San Luis Obispo Planning Area.

**LOCATION:** 4495 Chamise Ln, San Luis Obispo, CA, 93405. The site is in the San Luis Obispo North Sub-Area of the San Luis Obispo 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>		<b>State Clearinghouse No.</b> _____	
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> <del>approved</del> denied the above-described project on May 9, 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 above.			
<i>Dane Mueller</i>	Dane Mueller (dmueller@co.slo.ca.us)	May 8, 2024	County of San Luis Obispo
<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>