



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
**NOTICE OF DETERMINATION – MITIGATED NEGATIVE
DECLARATION**

ENVIRONMENTAL DETERMINATION NO.: ED23-129

DATE: November 20, 2024

PROJECT TITLE: Amburgey Parcel Map (N-SUB2022-00025 / CO21-0019 / ED23-129)

APPLICANT NAME: James and Sylvia Amburgey

ADDRESS: 1721 Viejo Road, Arroyo Grande, CA 93420

TELEPHONE: 805-310-2668

EMAIL: sylamb2016@gmail.com

PROJECT DESCRIPTION: Request by James and Sylvia Amburgey for a Vesting Tentative Parcel Map to subdivide an existing 10-acre parcel into two parcels of 5 and 5 acres each for the purpose of sale and/or development. The site is currently developed with two existing residences (mobile homes), several animal pens, small storage structures, a water storage tank, and minimal landscaping. Both parcels will be served by a shared on-site well. Future development of the site includes a 4,105 square foot single family residence, 1,322 square foot attached garage, 2,222 square feet of covered patios and balcony space, and a new septic system and leach field. Grading will result in an estimated 400 cy of cut and 900 cy of fill. The area of disturbance is estimated to be approximately 0.78 acres. The proposed project is within the Residential Rural land use category and is located at 1721 Viejo Road, approximately ½ mile north of the Black Lake Village Reserve Line and two miles northwest of the community of Nipomo. The site is in the South County Inland Sub-area of the South County Planning Area.

LOCATION: 1721 Viejo Road, Arroyo Grande, CA 93420; APN: 091-063-041

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Room 200
San Luis Obispo, CA 93408-2040
(805) 781-5600
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Resources Board, Fish & Game Region District 4, Department of Forestry and Fire Protection, Native American Heritage Commission, and Regional WQCB District 3

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained from the Lead Agency at the contact information above and also on our website at <https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/d93016d9-827b-47fd-9047-f115e3191cbc?tab=attachments>



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 NOTICE OF DETERMINATION – MITIGATED NEGATIVE
 DECLARATION

Notice of Determination

State Clearinghouse No. SCH #2024071246

This is to advise that the San Luis Obispo County Subdivision Review Board as *Lead Agency*
 Responsible Agency approved the above described project on November 4, 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 were made a condition of the 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.

Lane Sutherland Lane Sutherland (lsutherland@co.slo.ca.us) 11/20/2024 County of San Luis Obispo

Signature	Project Manager	Date	Public Agency
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