



# 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.** ED20-029 **DATE:** April 1, 2020

**PROJECT/ENTITLEMENT:** Toad Creek Terrace LLC Tract Map SUB2019-00046

**APPLICANT NAME:** Steve Sahadi **Email:** sahad@earthlink.net

**ADDRESS:** 5940 Rocky Canyon Road, Atascadero CA 93422

**CONTACT PERSON:** Francisco Vargas (Agent) **Telephone:** (805) 641-5726

**PROPOSED USES/INTENT:** Request by Toad Creek Terrace LLC for a Vesting Tentative Tract Map (Tract 3132) and concurrent Conditional Use Permit (SUB2019-00046) to subdivide an existing 5.63-acre parcel into a 20-lot residential Planned Development, and Residential Small Lot Single-Family Cluster Division with a 2.21-acre remainder parcel. Each residential parcel will be approximately 1,760 to 2,760-square-feet (gross) in size and allow the construction of one single-family residence between approximately 1,710 and 1,890-square-feet with an attached 420-square-foot two-car garage. The project is requesting ordinance modifications to the development standards of Small Lot Single-Family (22.30.475D) to allow the third story on all units to exceed 75% of the first floor footprint as well as modifications to Access and Circulation Design (21.03.010D 1 & 7) to allow access to more than five (5) parcels by a private road easement, and to reduce the required road width. The project will result in the disturbance of 1.40-acres of the 5.63-acre parcel. The project is within the Residential Single-Family land use category.

**LOCATION:** The project is located at the corner of Old County Road and Gibson Road in the community of Templeton. The site is located in the Salinas River 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:** None

**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.

Katie Nall (kinall@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**