



## NEGATIVE DECLARATION ADDENDUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

**ENVIRONMENTAL DETERMINATION NO. ED15-298**

**DATE: 6/13/2016**

**PROJECT/ENTITLEMENT:** Burke Parcel Map; SUB2015-00058 (CO16-0122)

**APPLICANT NAME:** R. Burke Corporation

**ADDRESS:** PO Box 957, San Luis Obispo, CA 93406

**CONTACT PERSON:** Carol Florence, Oasis Associates

**Telephone:** (805) 541-4509

**PROPOSED USES/INTENT:** A request by Joanne Burke for a Tentative Parcel Map (CO 16-0122) to subdivide two parcels totaling 3.8 acres into three parcels of 1.2, 1.3 and 1.3 acres each for the purpose of sale and/or development with related road/access and drainage improvements. The project is the re-subdivision of Parcels 8 and 9 of Tract 2368, a Commercial Service subdivision that was recorded in 2006. The proposal will not increase the maximum amount of square footage allowed on the original parcel or increase the allotted amount of water that was approved with the previous subdivision. The proposed project is within the Commercial Service land use category. The re-subdivision of Lot 16 of Tract 2368 could have additional potential impacts in the following areas: agricultural resources, water and traffic.

**LOCATION:** The project is located at 1167 and 1197 Farmhouse Lane, adjacent to the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
976 Osos Street, Rm. 300  
San Luis Obispo, CA 93408-2040

**FINDINGS:** Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

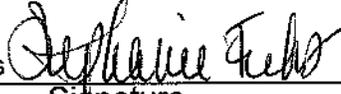
Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

**BASIS FOR ADDENDUM:** The following describes why the proposed changes will not result in any significant additional impact. The assumptions during review of Tract 2368, in order to provide mitigation measures primarily for water supply and traffic, were that there would be a total of 1,000 employees once all of the parcels were developed. Overall structural development within the subdivision was limited to 500,000 square feet. Conditions of approval provided a formula for the maximum square footage per parcel based on the parcel size as well as a formula for calculating the water allotment per parcel.

Since this is a re-subdivision of Lots 8 and 9, all three resulting parcels will need to comply with the original conditions regarding the maximum square footage as well as the water allotment, along with the other conditions of approval. Based on the original conditions, the maximum square footage allowed for Lot 8 is 22,477 square feet and 20,229 square feet for Lot 9. Based on the formula from

the original Tract conditions, the maximum square footage allowable for Parcels 1 and 3 is 14,610 square feet and 13,486 square feet for Parcel 2. The proposal does not increase the amount of development or water usage above what was originally approved with the previous subdivision.

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

Stephanie Fuhs		Project Manager	6/13/2016	County of San Luis Obispo
Name	Signature	Title	Date	Public Agency