



# 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. ED23-026**

**DATE: 02/15/23**

**PROJECT/ENTITLEMENT: Miller, Conditional Use Permit N-DRC2021-00004**

**APPLICANT NAME:** Gary and Catherine Miller  
**Email:** garynmiller@hotmail.com  
**ADDRESS:** 755 Sunshine Dr Los Altos, CA

**CONTACT PERSON:** Gary Miller **Telephone: 650-492-1594**

**PROPOSED USES/INTENT:** A request by George and Catherine Miller for a Conditional Use Permit (CUP) to authorize the construction of a 5,395 square foot (sf) single-family residence, a 1,262 sf attached garage, a 1,145 sf secondary dwelling, a 4,510 sf horse barn as well as other site improvements that will include access driveways, stables, two detention basins, retaining walls, and three septic leach fields. The project will result in an area of disturbance of approximately 4.22 acres and will include 7,250 cubic yards (cy) of cut, 4,000 cy of fill and 3,250 cy of export that will be spread on site. The project will be served by a new well and water storage tank. A new, all-weather access drive will be constructed to CalFire standards that will connect Almond Drive and Venice Drive through the project site and serve both residences. The project site consists of 14.44 acres within the Residential Rural land use category.

**LOCATION:** 4455 Almond Drive about five miles east of the community of Templeton. The site is within the North County Planning Area and the El Pomar/Estrella Sub-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**

**Notice of Determination**

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County Department of Planning and Building as  *Lead Agency*  *Responsible Agency* approved 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.

Blake Maule

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**