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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: East Bennet Village Minor Use Permit and Parcel Map

Lead Agency: County of San Luis Obispo

Contact Name: Eric Tolle

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Project Location: Templeton, San Luis Obispo County
City *County*

Project Description (Proposed actions, location, and/or consequences).

A request by Doug Filipponi, for a Minor Use Permit to allow for the construction of a 2,675-square-foot quick service restaurant with a drive-through, a 3,200-square-foot convenience store with a detached gas station with eight fuel dispensers, a 1,170-square-foot single car wash tunnel, and on- and off-site improvements on a single 2.47-acre parcel known as East Bennet Village Parcel 1 (Assessor's Parcel Number 040-372-017). Also requested is a Vesting Tentative Parcel Map (CO22-0034) to subdivide the parcel into two individual parcels of 1.16 and 1.31 acres. The project includes three adjustments: (1) a 15% reduction in required parking spaces per the shared parking adjustment outlined in County Land Use Ordinance Section 22.18.020.D; (2) an increase in the total signage area from 237 square feet to 1,229 square feet per LUO Section 22.20.040.A.2; and, (3) a request to allow drive-through facilities within 500 feet of a residential land use category as required by the Templeton Community Design Plan Standard V.F.4. The project would result in 26,128 cubic yards of earthwork (11,053 cubic yards of cut and 15,075 cubic yards of fill) and would result in 2.57 acres of on- and off-site disturbance.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: There is potential for lighting to impact residences to the north. Mitigation has been identified to restrict sign illumination.
AQ: There is potential to expose sensitive receptors to short-term construction emissions. Mitigation has been identified to ensure compliance with SLOACPD standard measures to reduce construction-related emissions.
Biological Resources: There is potential to disturb special-status plant species, nesting birds, and on-site drainages. Mitigation has been identified to avoid and/or minimize potential impacts.
Geology and Soils: There is potential for construction activities to increase erosion and loss of topsoil, which can runoff into the unnamed drainages and/or surrounding areas. Mitigation has been identified to require the implementation of construction BMPs during construction. There is also potential to disturb paleontological resources. Mitigation has been identified to require preparation and implementation of a Paleontological Monitoring and Treatment Plan.
Hydrology and WQ: There is potential for construction activities to result in short-term erosion and accidental spills that could run off into on-site drainages. Mitigation has been identified to require the implementation of construction BMPs to reduce potential impacts related to soil erosion and accidental spills.
Noise: There is some potential for the proposed car wash tunnel and/or dryers to vary from modeled design specifications and exceed established noise thresholds. Mitigation has been included to require on-site sound level measurements of the operational car wash and requires noise-reduction measures to be implemented on-site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

- Central Coast Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)
- San Luis Obispo County Air Pollution Control District (SLOAPCD)
- Caltrans