



NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: An Initial Study and Draft Mitigated Negative Declaration for the *East Bennet Village Minor Use Permit and Parcel Map (DRC2021-00102/N-SUB2022-00042; ED22-100)* is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 24, 2023. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Transportation and will be included as conditions of approval.

PROJECT: The project is a request by Doug Filipponi (Applicant), 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) (project). 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 (LUO) 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. The project site is within the Commercial Retail land use category, located on the north side of Las Tablas Road, between Bennet Road, and Duncan Road in the community of Templeton. The project is within the Salinas River Sub Area of the North County Planning Area.

WHERE: Copies of the proposed Mitigated Negative Declaration and all the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at <http://www.sloplanning.org>.

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the proposed Mitigated Negative Declaration should email your comments or questions to brandi.cummings@swca.com or submit a written statement directed to Cassidy McSurdy of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins February 24, 2023, and ends March 27, 2023. Written comments must be received by 5:00 p.m. on the last day of the review period. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is not currently scheduled.

If you need more information about this project, please contact Brandi Cummings, contract planner, at (805) 786-2550 or brandi.cummings@swca.com.