



# 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. ED22-100

DATE: December 20, 2023

PROJECT/ENTITLEMENT: **East Bennet Village, Minor Use Permit (DRC2021-00102)**

APPLICANT NAME: Doug Filipponi  
EMAIL: doug@apwinery.com  
ADDRESS: PO Box 845, Atascadero, CA 93423  
CONTACT PERSON: Lacey Zubak

Telephone: (805) 461-5765

**PROPOSED USES/INTENT:** A hearing to consider a request by Doug Filipponi for a Minor Use Permit to allow for the construction of a vehicle fueling station with eight fuel dispensers and nine electric vehicle charging spaces and a 5,200 square-foot convenience store, and on- and off-site improvements on a single 2.47-acre parcel known as East Bennet Village Parcel 1. The project includes two adjustment requests: (1) A request for an adjustment to increase total signage area from 237 square-feet to 802 square-feet per LUO Section 22.20.040.A.2; (2) A request for an adjustment to allow alternate hours of operation for the fuel dispensaries and convenience store from 5am to 11pm to 24 hours per Templeton Community Design Plan V.F.3. and LUO Section 22.70.030. The project would result in 26,477 cubic yards of earthwork (8,724 cubic yards of cut and 17,753 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.

**LOCATION:** North side of Las Tablas Road between Bennet and Duncan Roads in the community of Templeton. The project is within 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:** County of San Luis Obispo Environmental Health Services,  
Department of Public Works

**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. 2022090356

This is to advise that the San Luis Obispo County Department of Planning and Building as  *Lead Agency*  *Responsible Agency* ~~approved~~ denied the above-described project on January 23, 2024, and has made the following determinations regarding the above-described 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 for this project (State Clearinghouse [SCH] Number 2023020618). Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology & Water Quality, Land Use & Planning, and Transportation and are included as conditions of approval.

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.

Eric Tolle (etolle@co.slo.ca.us)

12/20/2023

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency