



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. ED24-007

DATE: May 1, 2024

PROJECT/ENTITLEMENT: Ramada Junction / Conditional Use Permit / N-DRC2022-00045

APPLICANT NAME: Larrache Land Company c/o Kirk Consulting
EMAIL: ian@kirk-consulting.net
ADDRESS: 8830 Morro Road, Atascadero, CA 93422
CONTACT PERSON: Ian McCarville

Telephone: (805) 461-5765

PROPOSED USES/INTENT: A request by Larrache Land Company for a Conditional Use Permit (N-DRC2022-00045) to allow for the phased construction of nine mixed-use commercial buildings, including a tasting room/brewery, restaurants, offices, storage facilities, and retail units. The project would be constructed in two phases and the buildings would total 94,099 square feet. The buildings would range from one to three stories, and the project would include associated frontage improvements, circulation, parking areas, and landscaping. The project is requesting a parking adjustment pursuant to Land Use Ordinance (LUO) Section 22.18.020D to allow for a reduction in the total number of required parking spaces from 130 to 110. The project would result in 5.96 acres of disturbance on the 5.08-acre site, including offsite improvements and 3.52 acres of new impervious surface area.

LOCATION: The project is located at the intersection of Ramada Drive and Cow Meadow Place in the unincorporated community of Templeton, approximately 3 miles south of Paso Robles. The project is in the Multiple Use Code (MUC) Land Use Category, in 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: California Department of Fish & Wildlife, Regional Water Quality Control Board, CalFire, CalTrans

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. <u>2024010529</u>	
This is to advise that the San Luis Obispo County Department of Planning and Building as <input checked="" type="checkbox"/> <i>Lead Agency</i> <input type="checkbox"/> <i>Responsible Agency</i> <u>approved</u> denied the above-described project on <u>April 11, 2024</u> , 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)	05/01/2024	County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency