



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**

Trevor Keith, *Department Director*

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**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 *Mittry Vesting Tentative Tract Map and Land Use Ordinance Amendment (ED24-028 LRP2021-00006 /SUB2023-00013)* 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 substantial evidence that the project would not 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 May 10, 2024. Mitigation measures are proposed to address impacts associated with Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Noise, and Utilities and Service Systems and will be included as conditions of approval.

**PROJECT:** The proposed project is a request by Mittry Farms Trust (applicant) for a Land Use Ordinance Amendment (LRP2021-00006) to amend Planning Area Standards set forth in Land Use Ordinance (LUO) Section 22.94.080 and the Community Planning Standards set forth in County LUO Section 22.104.090.C.5 to include Residential Single-Family as an allowable principal use on a 10.02-acre parcel (Assessor's Parcel Number [APN] 040-201-033; herein referred to as project site). The proposed amendment would allow development of single-family dwellings on the project site through Conditional Use Permit approval. The project includes the concurrent processing of a Vesting Tentative Tract Map (VTTM) and CUP to subdivide the project site into 23 lots and facilitate the construction of 22 single-family residential units, accessory dwelling units (ADUs), and associated site improvements. The project would be located at 301 North Main Street in the unincorporated community of Templeton. The project site is located approximately 60 feet east of U.S. Highway 101 (US 101), within the Commercial Retail (CR) land use category within the Salinas River Sub-area of the North County Planning Area.

**WHERE:** Copies of the proposed Mitigated Negative Declaration and all of 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 Draft Mitigated Negative Declaration should email your comments or questions to Airlin Singewald, Planning Manager, at [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us) or mail your written comments to the County of San Luis Obispo 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 May 10, 2024 and ends June 10, 2024. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is tentatively scheduled for June 27, 2024.

If you would like more information about this project, please contact Airlin Singewald, Planning Manager, at (805) 781-5198 or [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us).

DATED: May 10, 2024