



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NOTICE OF DETERMINATION – MITIGATED NEGATIVE
DECLARATION

ENVIRONMENTAL DETERMINATION NO.: ED24-028

DATE: August 30, 2024

PROJECT/ENTITLEMENT: Mittry Land Use Ordinance Amendment (LRP2021-00006), Vesting Tentative Tract Map (N-SUB2023-00013), and Conditional Use Permit (N-DRC2023-00057); ED24-028

APPLICANT NAME: Scott Newton - Mittry Farms Trust

ADDRESS: PO Box 3431, Shell Beach, CA 93448

TELEPHONE: (559) 285-6214

EMAIL: scott@manyfigs.com

PROJECT DESCRIPTION: A request by Mittry Farms Trust for 1) a Land Use Ordinance Amendment (LRP2021 00006) to amend the Templeton 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 Commercial Retail parcel; 2) a concurrent Vesting Tentative Tract Map (VTTM) (N-SUB2023-00013) and Conditional Use Permit (N-DRC2023-00057) to subdivide the parcel into 23 lots to facilitate the construction of 22 single-family residential units each with accessory dwelling unit (ADU) hookups, one open space/common area lot, and associated site improvements including two drainage retention basins and a private road (gated). The project is located adjacent to U.S. Highway 101 at 301 North Main Street in the community of Templeton. The site is within the Salinas River Sub-area of the North County Planning Area.

LOCATION: 301 N Main Street, Templeton, CA 93465 / APN: 040-201-033

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Resources Board, California Highway Patrol, Caltrans District #5, Fish & Game Region #4, Department of Forestry and Fire Protection, Regional Water Quality Control Board #3

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.



COUNTY OF SAN LUIS OBISPO
 DEPARTMENT OF PLANNING & BUILDING
 NOTICE OF DETERMINATION – MITIGATED NEGATIVE
 DECLARATION

Notice of Determination

State Clearinghouse No. 2024050478

This is to advise that the San Luis Obispo County Board of Supervisors as *Lead Agency*
 Responsible Agency approved the above described project on September 24, 2024, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Senior Planner, etolle@co.slo.ca.us 08/30/2024 County of San Luis Obispo

Signature Title Date Public Agency