



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS
MITIGATED NEGATIVE DECLARATION

DATE: February 16, 2024
TO: File
FROM: County of San Luis Obispo Planning Division (Planning Staff)
SUBJECT: **Project Title and No.: MW Investment Partners LLC / Vesting Tentative Tract Map (SUB2020-00019 / TR3146) / AMEND2023-00008 (ED24-044 / State Clearing House number: #2021080459) Notice of Exemption:** Environmental Determination (ED24-044) for a request by MW Investment Partners LLC to amend the previously approved conditions of approval for Vesting Tentative Tract Map (Tract 3146) and concurrent Conditional Use Permit (SUB2020-00019) to subdivide an existing 1.78-acre parcel into six (6) lots ranging from 6,882 to 8,720 gross square-feet for the purpose of sale and/or development. The request is an adjustment to the County's standard improvement specifications and drawings and Title 21, The Real Property Division Ordinance to amend the requirement to relocate overhead cable lines underground along the project frontage. The project is within the Residential Single-Family land use category and is located at 96 Old County Road at Las Tablas Road, in the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area.

Project Location (Specific address [use APN or description when no situs available]): 96 Old County Road, Templeton, 92660 (APN: 041-031-006).	Project Applicant/Phone No./Email: MW Investment Partners LLC / Jena Wilson (805)-441-0709 / jena@ggslo.com
	Applicant Address (Street, City, State, Zip): 300 Green Gate Road, Atascadero, CA, 93422

Name of Public Agency Approving Project: County of San Luis Obispo

STATEMENT OF FINDINGS

The Environmental Coordinator finds that the previously adopted (Mitigated) Negative Declaration SCH#: 2021080459 is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.



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Notice of Exemption Determination

This is to advise that the San Luis Obispo County Planning and Building Department as *Lead Agency* *Responsible Agency* approved the below described project on **April 25, 2024**, and has made the following determinations regarding the below described project:

The project will not have a significant effect on the environment. Associated mitigation and avoidance measures to address previously identified significant impacts through the previously certified MND is included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.

Dane Mueller, dmuller@co.slo.ca.us

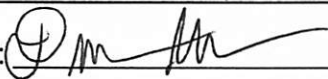
(805) 788-2959

Lead Agency Contact Person

Telephone

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 5/9/2024

Name: Dane Mueller Title: Planner

On **April 25, 2024** the project was Approved by:

- Board of Supervisors
- Planning Commission
- Subdivision Review Board
- Planning Dept Hearing Officer
- Other



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ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

Sincerely,

Dane Mueller, Project Manager

Attachments:

1. Link to Final Mitigated Negative Declaration (MND) for the previously adopted Environmental Determination for the MW Investment Partners (formerly 96 Old County Road) project SUB2020-00019 / TR3146:

Hyperlink: [AMEND2023-00008 \(sloplanning.org\)](#)

https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/908507b9-90f7-4d51-9e9f-aa020cc24b2d