



WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW (“Courtesy Notice”)

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that these considerations become a part of the decision-making process. The following is a summary of the most recent determinations made by the County’s Environmental Coordinator; these weekly Courtesy Notices can be viewed online at slocounty.ca.gov/CourtesyNotice. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County. You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be addressed to the Environmental Coordinator (address at end of document). For more information about the environmental review process, please visit: slocounty.ca.gov/EnvironmentalReview

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For the week of February 24, 2023 – March 3, 2023 (*click each individual project title to view the documents on our [CSS Portal](#)*)

1. Mitigated Negative Declaration

East Bennett Village Parcel 1, Minor Use Permit and Parcel Map ([DRC2021-00102/N-SUB2022-00042/CO22-0034](#))

SCH Number: [2023020618](#)

A request by Doug Filipponi (Applicant), for a Minor Use Permit (MUP) to allow for the construction of a 2,675-square-foot quick service restaurant with a drive-through, a 3,200-square-foot convenience store with a detached gas station with eight fuel dispensers, a 1,170-square-foot single car wash tunnel, and on- and off-site improvements on a single 2.47-acre parcel known as East Bennett Village Parcel 1 (Assessor’s Parcel Number [APN] 040-372-017) (project). Also requested is a Vesting Tentative Parcel Map (CO22-0034) to subdivide the parcel into two individual parcels of 1.16 and 1.31 acres. The project includes three adjustments: (1) a 15% reduction in required parking spaces per the shared parking adjustment outlined in County Land Use Ordinance (LUO) Section 22.18.020.D; (2) an increase in the total signage area from 237 square feet to 1,229 square feet per LUO Section 22.20.040.A.2; and, (3) a request to allow drive-through facilities within 500 feet of a residential land use category as required by the Templeton Community Design Plan Standard V.F.4. The project would result in 26,128 cubic yards of earthwork (11,053 cubic yards of cut and 15,075 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, located on the north side of Las Tablas Road, between Bennett Road, and Duncan Road in the community of Templeton (Figure 1 and Figure 2). The project is within the Salinas River Sub Area of the North County Planning Area.

2. Mitigated Negative Declaration

[Mid-State Properties Tract Map \(TR 2383/S000330T\)](#)

SCH Number: [2023020628](#)



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Courtesy Notice

A request by Mid-State Properties for a Vesting Tentative Tract Map (Tract 2383) and Variance to subdivide a 37-acre parcel into 11 new residential parcels, ranging in size from 2.5 acres to 4.56 acres. A building envelope is proposed on each parcel ranging in size from 6,620 square feet (sf) to 15,850 sf. The project would require 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork) and would result in 12.5 acres of site disturbance as a result of grading for road and utility improvements, vegetation removal, recontouring of the former quarry, and grading of future building pads. The project requires a variance due to grading on slopes greater than 30% to construct portions of "Street B", recontouring of the former quarry on Lot 1 and 11, and for a portion of building pad improvements on Lot 11. In addition, an adjustment to Title 21 (Real Property Division Ordinance) to allow more than 5 parcels to take access off a private easement is also required. The project site is located in the Residential Suburban land use category, on the northeast side of Hondonada Road, approximately 1,500 feet north of Lopez Drive, northeast of the City of Arroyo Grande. The project is located in the San Luis Bay (Inland) Sub Area (South) of the South County (Inland) Planning Area.