



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

For the week of May 6, 2024 – May 10, 2024 (click each individual project title to view the documents on our [CSS Portal](#))

1. Mitigated Negative Declaration

[Tark Abed, Major Grading Permit / GRAD2022-00123](#)

SCH Number: [2024050427](#)

A request by Tark Abed for a Major Grading Permit (GRAD2022-00123) to allow for major grading for a Single-Family residence, a detached garage, an accessory storage structure, a septic tank with leach fields, and a new 5000-gallon water storage tank. No additional landscaping, other than revegetation of native plant communities as recommended by the Biological Resource Assessment for the project, will be included. The project will result in the disturbance of approximately 34,766 square-feet (approximately .8 acres) on a 5.6-acre parcel. The proposed project is within the Rural Lands land use category and is located at 4495 Chamise Lane, an undeveloped lot, approximately 2.5 miles west of the City of San Luis Obispo. The site is in the San Luis Obispo North Sub-Area of the San Luis Obispo Planning Area.

Additional project information can be found at:

https://energov.sloplanning.org/energov_prod/selfservice#/permit/73a055a0-059d-43b0-9486-a3338761c682?tab=attachments

2. Mitigated Negative Declaration

[Mittry Vesting Tentative Tract Map and Land Use Ordinance Amendment ED24-028 LRP2021-00006 / SUB2023-00013](#)

SCH Number: [2024050478](#)

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



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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.

Additional project information can be found at:

https://energov.sloplanning.org/energov_prod/selfservice#/plan/67cf6bdd-bcc7-4a89-b98a-3a9d7cd54ce9?tab=attachments