

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Armet Major Grading Permit (GRAD2022-00120 / CEQA2022-00177)

Lead Agency: San Luis Obispo County

Contact Person: Andy Knighton

Mailing Address: 976 Osos Street Room 200

Phone: (805)781-4142

City: San Luis Obispo

Zip: 93401

County: San Luis Obispo

Project Location: County: San Luis Obispo

City/Nearest Community: Templeton

Cross Streets: Templeton Road

Zip Code: 93465

Longitude/Latitude (degrees, minutes and seconds): 35 ° 32 ' 14 " N / 120 ° 42 ' 11 " W Total Acres: 76.65

Assessor's Parcel No.: 034-131-060

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 101

Waterways: Salinas River

Airports:

Railways: Southern Pacific Railroad

Schools: Templeton High School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: Major Grading

Development Type:

☒ Residential: Units 1 Acres ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Agriculture

Project Description: (please use a separate page if necessary)

A request by Rick Armet for a Major Grading Permit to authorize the grading for the construction of a new 4,853 square-foot single-family residence, 1,299 square-foot attached 4-car garage, 1,191 square-foot accessory dwelling unit, as-built 2,925 square-foot AG shop and as-built access driveway that crosses an unnamed, mapped National Hydrography Dataset (NHD) blue line drainage. The project will result in the disturbance of approximately 97,170 square-feet, including 2,181 cubic yards of cut and 1,925 cubic yards of fill on the 76.65 acre lot. The maximum depth at which grading occurs is 14 feet. The proposed project is located within the Agricultural land use category at 625 Templeton Road (APN 034-131-060), approximately 500 feet west of the community of Templeton and approximately 1,000 feet north of the City of Atascadero. The project site is in the El Pomar-Estrella Sub Area of the North County Planning Area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>Assembly Bill 52 Native American Tribes</u>
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 08/01/2025 Ending Date 08/31/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Andy Knighton Digitally signed by Andy Knighton
DN: cn=Andy Knighton, o=San Joaquin County, ou=San Joaquin County, cn=Andy Knighton
Date: 2025.08.01 15:28:12-07'00' Date: 08/01/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.