



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Trevor Keith, *Department Director*

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for the **Armet Major Grading Permit (GRAD2022-00120 / CEQA2022-00177)** is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is substantial evidence that the project would not have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 1, 2025. Mitigation measures are proposed to address impacts associated with Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials and Mandatory Findings of Significance, and will be included as conditions of approval.

PROJECT: The proposed project is 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.

WHERE: Copies of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at:

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/permit/d1b8be3e-8fc8-49ab-bb0d-19a009413363>

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to Andy Knighton, Project Manager, at aknighton@co.slo.ca.us or mail your written comments to the County of San Luis Obispo Department of Planning and Building at 976 Osos St., Rm 200, San Luis Obispo,

CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **August 4, 2025** and ends **September 3, 2025**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered.

If you would like more information about this project, please contact Andy Knighton, Project Manager, at aknighton@co.slo.ca.us or (805)781-4142.

DATED: August 1, 2025