



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for the **Weyrick Tract Map (N-SUB2024-00077 / ED 25-0111)** 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 **November 18, 2025**. Mitigation measures are proposed to address impacts associated with **Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use & Planning** and will be included as conditions of approval.

PROJECT: The proposed project is a request by **Colin Weyrick** for a Vesting Tentative Tract Map to subdivide a 15.75-acre parcel into six (6) residential lots. The subdivision will be executed in one phase. Project improvements will include a new paved 40-foot-wide access and utility easement serving Lots 3 through 6 as well as improvements to an existing 14-foot-wide private access and utility easement shared by Lots 1 and 2 to meet CalFire standards. The subdivision also includes new drainage conveyance systems and utility connections. Lastly, the project includes a request to waive the requirement for curbs gutters and sidewalks along all street frontages. The project will result in an area of disturbance of 1.4 acres including 2,000 cubic yards (CY) of cut and 2,000 CY of fill. The project is located at 320 Championship Lane within the unincorporated community of Templeton, approximately 0.2 miles west of Theater Drive and 0.2 miles south of N. Main Street. The project is within the Residential Suburban land use category and is within the Salinas River Sub-area of the North County Planning Area. The project site is within the service area of the Templeton Community Services District.

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#/plan/48260a58-2f04-4a14-93ee-99bae898ba30?tab=attachments>

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Eric Tolle**, Project Manager, at **etolle@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 **November 20, 2025** and ends **December 20, 2025**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration, tentatively scheduled for January 22, 2025.

If you would like more information about this project, please contact Eric Tolle, Project Manager, at etolle@co.slo.ca.us or (805) 788-2148.

DATED: **November 19, 2025**