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: Hunter Ranch Resort Golf Course Project

Lead Agency: City of El Paso de Robles | Contact Person: Darren Nash, City Planner

Mailing Address: 1000 Spring Street | Phone: 805-237-3970

City: Paso Robles | Zip: 93446 | County: San Luis Obispo

Project Location: County: San Luis Obispo | City/Nearest Community: Paso Robles

Cross Streets: Highway 46 East and Mill Road | Zip Code: 93446

Longitude/Latitude (degrees, minutes and seconds): 35 ° 38 ′ 50 ″ N / 120 ° 37 ′ 53 ″ W Total Acres: 204

Assessor's Parcel No.: 025-701-004 | Section: | Twp.: T26S | Range: R13E | Base: MDM

Within 2 Miles: State Hwy #: 46 East | Waterways: Huer Huero Creek

Airports: Paso Robles Municipal | Railways: UPRR | Schools: PRJUSD

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 420,270 Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Golf course / Parks and Open Space / Parks and Open Space

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

Master development plan to add 402 hotel/casita rooms, 36,500 square feet conference center to the existing Hunter Ranch Golf Course, along with ancillary grading, drainage, utilities, landscaping, and proposed oak tree removals/impacts. Included in the environmental review is an 0.3 mile long off-site utility corridor between Union Road and Mill Road. The corridor will allow for the connection of utilities in Union Road to be extended to the project site.

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 and "**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
X	Caltrans District # 5	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 3
_____	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
X	Fish & Game Region # 4	_____	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	X	Other: San Luis Obispo County Air Pollution Control District
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

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

Starting Date 10/23/25 Ending Date 11/21/25

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: _____ **Date:** 10/22/23

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