Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 25-30886

ProductName		Extended
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	5
	Document #	40-09302025-204
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
Total		$81.00
Tender (On Account)		$81.00

Account#	CTY
Account Name	JE except TX & DSS
Balance	$13,164.25
Comment	1002695307

PLEASE KEEP FOR REFERENCE

9/30/25 1:20 PM atrujillo
San Luis Obispo

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 40-09302025-204

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	BMAULE@CO.SLO.CA.US	09/30/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

DRAKE HOTEL MINOR USE PERMIT; (N-DRC2025-00001/ ED25-0130)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
STEPHEN ROSS	SROSS@MONTAGEDEV.COM	(818) 652-6701

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
23945 CALABASAS ROAD STE 207	CALABASAS	CA	91302

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$
☒ Exempt from fee		
☒ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $81.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $81.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Anthony Trujillo, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder

40-09302025-204

09/30/2025
FISH
Pages: 5
Fee: $ 81.00

By atrujillo, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Drake Hotel Minor Use Permit (N-DRC2025-00001/ ED25-0130)

Project Location and APN:	**Project Applicant/Phone No./Email:**
99 Main Street, Templeton, CA 93465	Stephen Ross / 818-652-6701 sross@montagedev.com
APN: 041-091-018	**Applicant Address (Street, City, State, Zip):** 23945 Calabasas Road STE 207, Calabasas, CA 91302

Description of Nature, Purpose, and Beneficiaries of Project:
A request by Stephen Ross for the construction of a new 2-story mixed use (retail and hotel) building. With the first floor consisting of 1,300 sf of retail floor area, hotel lobby, and 6 hotel guest rooms. The second floor will consist of 13 guest rooms and a communal 600 sf deck. 27 parking spaces will be provided on site for visitors of the hotel and retail space. The entire building square footage will be 19,100 sf, with an area of disturbance totaling approximately 22,500 sf. The proposed project is within the Commercial Retail land use category and is located at 99 Main Street, in the community of Templeton. The project is within Salinas River Sub-Area of the North County Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status/Findings: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why project is exempt: The project includes grading for the construction of a 2-story mixed use (retail and hotel) structure with off street parking within the Commercial Retail land use category with access to an existing roadway network that is adequate to serve the project. The applicant has designed the grading and site improvements to minimize site disturbance, and the project has a relatively small area of disturbance of approximately 2,500 22,500 sf The project area is located within the Salinas River Sub-area of the North County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.94.080. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that is not categorized as prime farmland and will not convert prime farmland to a non-agricultural use.

The project site is located outside of designated San Joaquin Kit Fox habitat and, as such, no related mitigation measures are required. The proposed project includes the removal of oak trees, with on-site replacement to be conducted in accordance with current County standard practices. Furthermore, no special-status plant species are known to occur within the project area. As a result, the project remains in compliance with applicable local policies and ordinances pertaining to the protection of biological resources.

The project is not located near a stream or in an area with known archaeological resources; therefore, impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, implementation of County Code Section 22.10.040 (Archaeological Resources) would be required, which states:

Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

> A. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

The project area has low potential for liquefaction or lateral spreading, and a low landslide based upon desk top review utilizing County GIS mapping. Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence. The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

Additional Information: Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of General Rule Exemption

Project Title and No.: Drake Hotel Minor Use Permit (N-DRC2025-00001 / ED25-0130)

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

		YES	NO
1.	Does this project fall within any exempt class as listed in sections 15301 through 15333 of the State CEQA Guidelines?	☐	☒
2.	Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	☐	☒
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	☐	☒
4.	Will the project involve substantial public controversy regarding environmental issues?	☐	☒
5.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒
6.	Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☒
7.	Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☒
8.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Blake Maule (bmaule@co.slo.ca.us) (805) 781-4163

Lead Agency Contact Person **Telephone**

Signature: Blake Maule Date: 7/14/2025

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes ☐ No ☐

On September 5th, 2025 the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Chief Building Official

☒ Planning Commission ☐ Planning Dept Hearing Officer Other_____