

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:** Weyrick Tract Map (N-SUB2024-00077 / TR 3193 / ED25-0111)

Lead Agency: County of San Luis Obispo

Contact Person: Eric Tolle

Mailing Address: 976 Osos St., RM 300

Phone: 805-788-2148

City: San Luis Obispo

Zip: 93401

County: San Luis Obispo

Project Location: County: San Luis Obispo

City/Nearest Community: Templeton

Cross Streets: Championship Ln and Theatre Dr

Zip Code: 93465

Longitude/Latitude (degrees, minutes and seconds): 35 ° 33 ' 53.208 " N / 120 ° 42 ' 27.503 " W Total Acres: 14.26

Assessor's Parcel No.: 040-201-057

Section: Twp.: 26S Range: 12E Base:

Within 2 Miles: State Hwy #: 101

Waterways:

Airports: Railways: Schools:

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:

Development Type:

☐ Residential: Units 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:

Rural Residential

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

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.

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
☐ s Caltrans District # 5	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ s 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
☐ Fish & Game Region #	☐ 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: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date 11/20/25 Ending Date 12/20/25

Lead Agency (Complete if applicable):

Consulting Firm: <u>Di Leo & Moran</u>	Applicant: <u>Colin Weyrick</u>
Address: <u>PO Box 2974</u>	Address: <u>PO Box 688</u>
City/State/Zip: <u>Atascadero, CA 93423</u>	City/State/Zip: <u>Templeton, CA 93465</u>
Contact: <u>Dave Moran</u>	Phone: _____
Phone: <u>805-538-8398</u>	

Signature of Lead Agency Representative: Eric Tolle Date: 11/19/25

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