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: Templeton Hotel (N-DRC2024-00029 / ED25-180)

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: Main St/Creekside Ranch Rd/River Run Rd | Zip Code: 93465

Longitude/Latitude (degrees, minutes and seconds): 35 ° 33 ′ 31.626 ″ N / 120 ° 42 ′ 2.195 ″ W | Total Acres: 3.51

Assessor's Parcel No.: 040-214-063 | Section: | Twp.: 27S | Range: 12E | Base:

Within 2 Miles: State Hwy #: 101 | Waterways: Salinas River

Airports: | Railways: Union Pacific | Schools: Templeton Elem, Middle, High

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
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 32,100 Acres 3.51 Employees 5-10 ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☒ Water Facilities: Type Community Service MGD 0.443 ☐ Other:

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:

Commercial Retail

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

Request by Dirk Winter for a Conditional Use Permit (CUP) to construct a 60-unit hotel within the community of Templeton. The project will result in the construction of ten buildings with a combined floor area of 30,700 square feet (SF) and an area of disturbance of 3.51 acres., including 2,960 cubic yards (cy) of cut and 3,960 cy of fill. Project improvements will include 60 hotel units; a building containing an office, concierge service, breakfast room, supporting prep area and kitchen; private patios for each room; a common outdoor area; swimming pool and spa; landscaping; street frontage improvements; parking areas and walkways. Food service (breakfast) will be provided for guests; food will be prepared offsite and delivered to the hotel. The project will also include storm drainage conveyance and detention systems and utility connections. The project will be completed in two phases. The project consists of a single lot of record comprising 3.51 total acres located on the east side of N. Main Street between Creekside Ranch Road and River Run Road, approximately 0.4 miles south of Highway 101. The project is within the Commercial Retail land use category and is within the Salinas River Sub-area of the North County Planning Area. The project site is also within the service area of the Templeton Community Services District (TCSD).

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**".

X	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	X	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 01/21/26 Ending Date 02/20/26

Lead Agency (Complete if applicable):

Consulting Firm: HAB Design Group
Address: 134 W Branch St
City/State/Zip: Arroyo Grande, CA 93420
Contact: C.J Horstman
Phone: 805-544-4334 x104

Applicant: Dirk Winter
Address: 2905 Burton Dr
City/State/Zip: Cambria, CA 93428
Phone:

Signature of Lead Agency Representative: Eric Tolle **Date:** 01/20/26

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