



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Initial Study – Environmental Checklist

PLN-2039
04/2019

Templeton Hotel CUP N-DRC2024-00029 / ED25-180

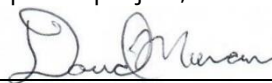
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☐ Hydrology & Water Quality	☐ Transportation
☒ Biological Resources	☒ Land Use & Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities & Service Systems
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology & Soils	☐ Population & Housing	☒ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

David Moran		1/19/2026
Prepared by (Print)	Signature	Date
Eric Tolle		01/20/26
Reviewed by (Print)	Signature	Date

Initial Study – Environmental Checklist

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. Project

DESCRIPTION: 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 sweets; 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).

Table 1 provides a summary of project components. The project location and vicinity are shown in Figures 1 and 2, respectively. The site plan (Figure 5) shows two groups of buildings arranged on either side of two, double-loaded parking bays. The westerly portion of the site shows buildings 1 through 7 arranged around an internal "commons" with landscaping, walkways and the pool/spa area; buildings 5, 6 and 7 are arranged with the long axes of the buildings parallel to N. Main Street and the patios oriented toward the common area. Buildings 8, 9 and 10 are located east of the southern parking lot to the south of an un-fenced drainage retention basin.

Typical building elevations (Figures 7 and 8) show that each building will incorporate elements of rural, agrarian architecture with pitched roofs, earth-tone wood and metal siding, with brick accents and metal roofing.

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Table 1 – Summary of Project Components

Components		Approx. Gross Area (sq.ft.)	Patio Area (sq.ft.)	No. Of Units
Bldg. 1 ¹	Phase I ²	2,200	0	0
Bldg. 2		5,700	1,642	12
Bldg. 3	Phase II	4,600	1,435	10
Bldg. 4		4,300	785	9
Bldg. 5		4,300	1,283	9
Bldg. 6	Phase I	3,500	992	7
Bldg. 7		3,300	983	7
Bldg. 8	Phase II	1,400	400	2
Bldg. 9		1,400	400	2
Bldg. 10		1,400	400	2
Sub-Total:		32,100 sq.ft.	8,320 sq.ft.	60
Parking, Pool, Spa, Walkways, Drainage Basin		51,618	N/A	Parking includes 68 total spaces, including two ADA accessible spaces
Landscaping,		60,858	N/A	N/A
Sub-Total:		112.476 sq.ft.	N/A	N/A
Total:		152,896 sq.ft. 3.51 acres	N/A	60

Notes:

1. Includes hotel office, concierge services, and a breakfast room with a supporting prep and staging kitchen for food prepared offsite.
2. The project will be constructed in two phases (Figure 6).

Ordinance Modifications. None are requested.

Background and Baseline Conditions

The project site consists of a rectangular-shaped parcel with full frontage improvements (curbs, gutters and sidewalks) along the north, south and west frontages. An irrigation well was installed in the southeast corner of the project site to provide water for landscaping purposes, only. The site is otherwise vacant. Topography consists of relatively flat to gently sloping terrain covered with annual non-native grasses and a small stand of oak trees near the project's River Run Road frontage (Figure 3). Street trees have been planted along the project's Creekside Ranch Road frontage. Historical aerial photography shows no evidence of crop production or other soil-dependent uses for at least the past twenty-five years.

The project site is within the service area of the Templeton Community Services District (TCSD) which is authorized to provide water, wastewater, fire protection, solid waste collection, and parks and recreation services. Existing service mains for water and sewer are located in N. Main Street.

Surrounding land uses include single family residences to the northeast and southeast on lots consistent with urban densities. Multi-family attached dwellings have been constructed on the parcel adjacent to the east and an assortment of commercial, office and services development has been established along N. Main Street to the south. The project site is within the watershed of Toad Creek which flows south to north toward the Salinas River and is located about 0.4 miles offsite to the west.

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ASSESSOR PARCEL NUMBER(S):

040-214-063

Latitude: 35° 33' 32" N **Longitude:** -120.42° 42' 1.14" W **SUPERVISORIAL DISTRICT #** 1

B. Existing Setting

Plan Area: North County **Sub:** Salinas River **Comm:** Templeton

Land Use Category: Residential Suburban Commercial Retail

Combining Designation: Not applicable

Parcel Size: 3.51 acres

Topography: Flat to Gently rolling

Vegetation: Grasses Scattered Oaks

Existing Uses: Undeveloped

Surrounding Land Use Categories and Uses:

North: Commercial Retail; vacant **East:** Commercial Retail; multi-family residences

South: Commercial Retail; retail commercial **West:** Residential Suburban; vacant

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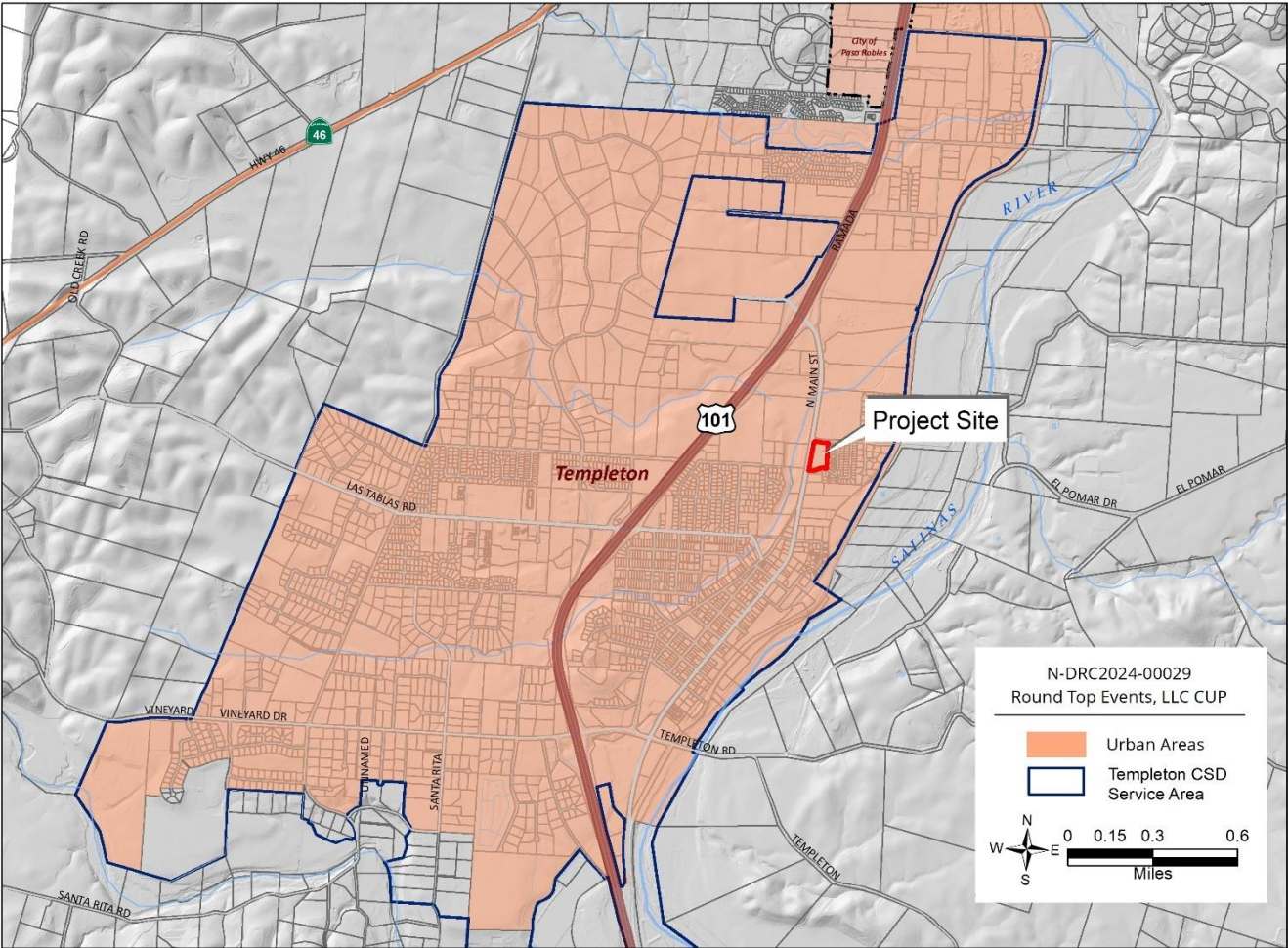


Figure 1 -- Project Location

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Figure 2 – Project Vicinity

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Figure 3 – Aerial Closeup/Existing Conditions

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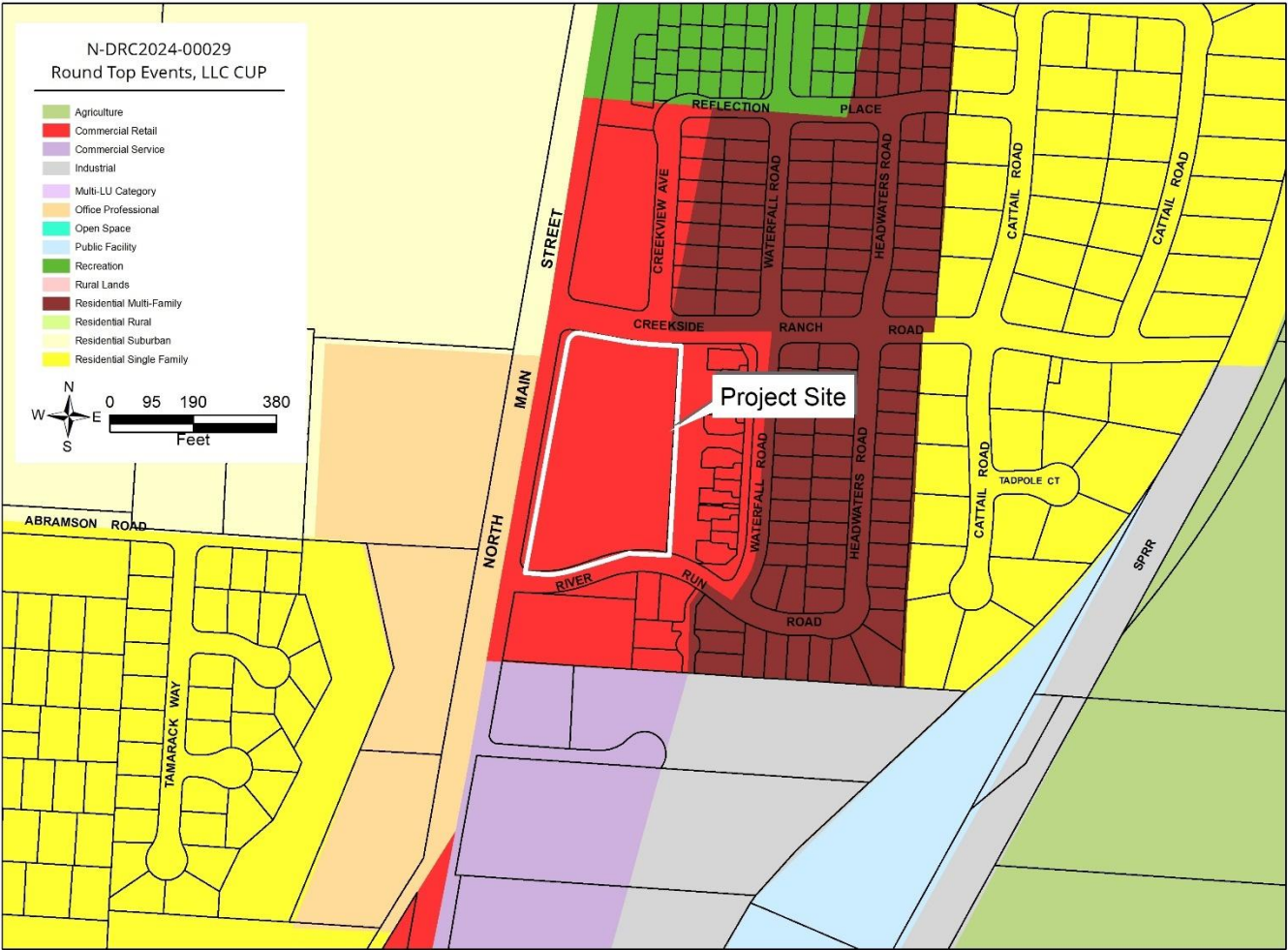


Figure 4 – Land Use Categories

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Figure 5 – Site Plan

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Figure 6 – Phasing Plan

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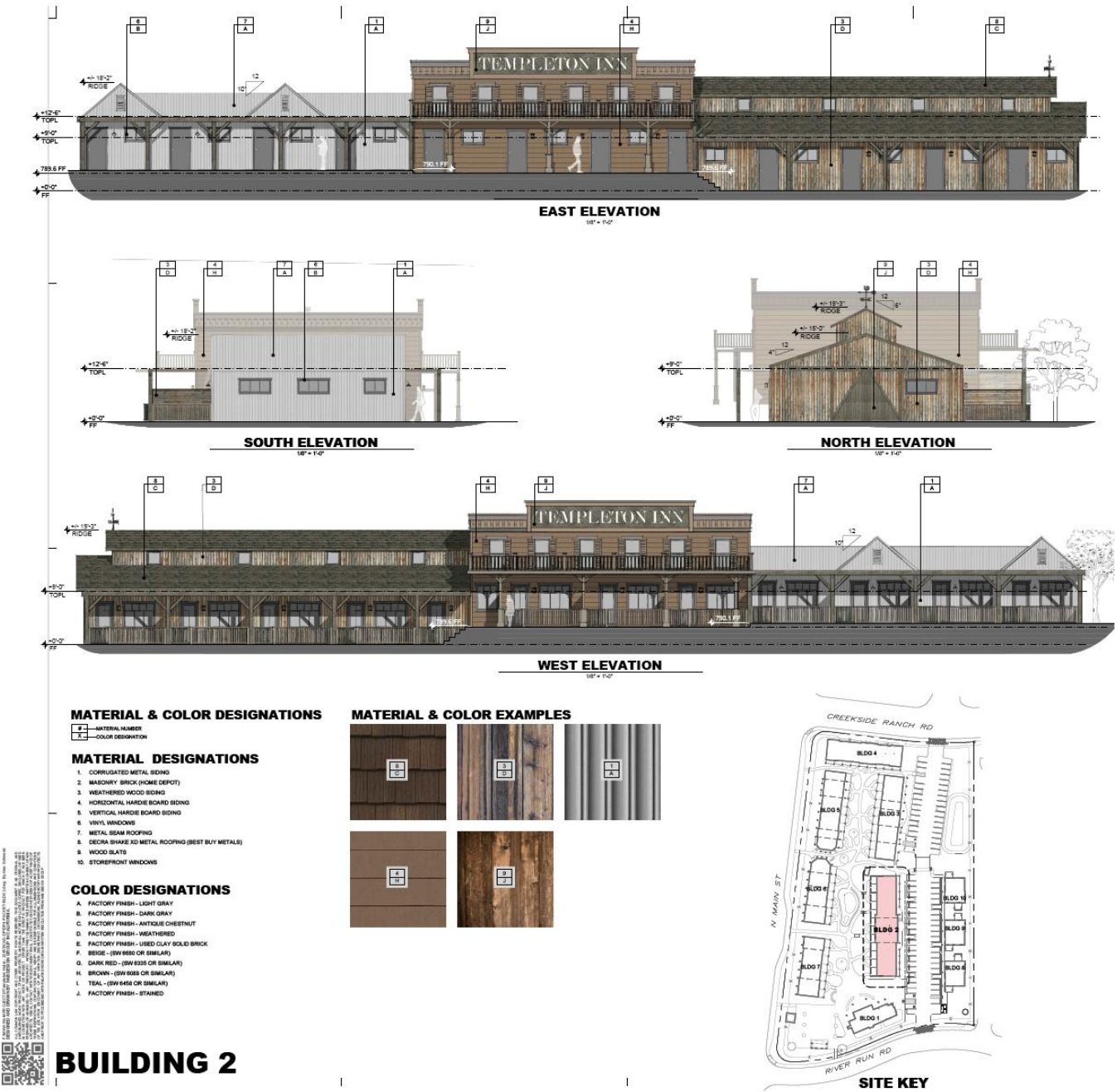


Figure 7 – Elevations and Materials for Building 2 (Typical of Guest Room Buildings)

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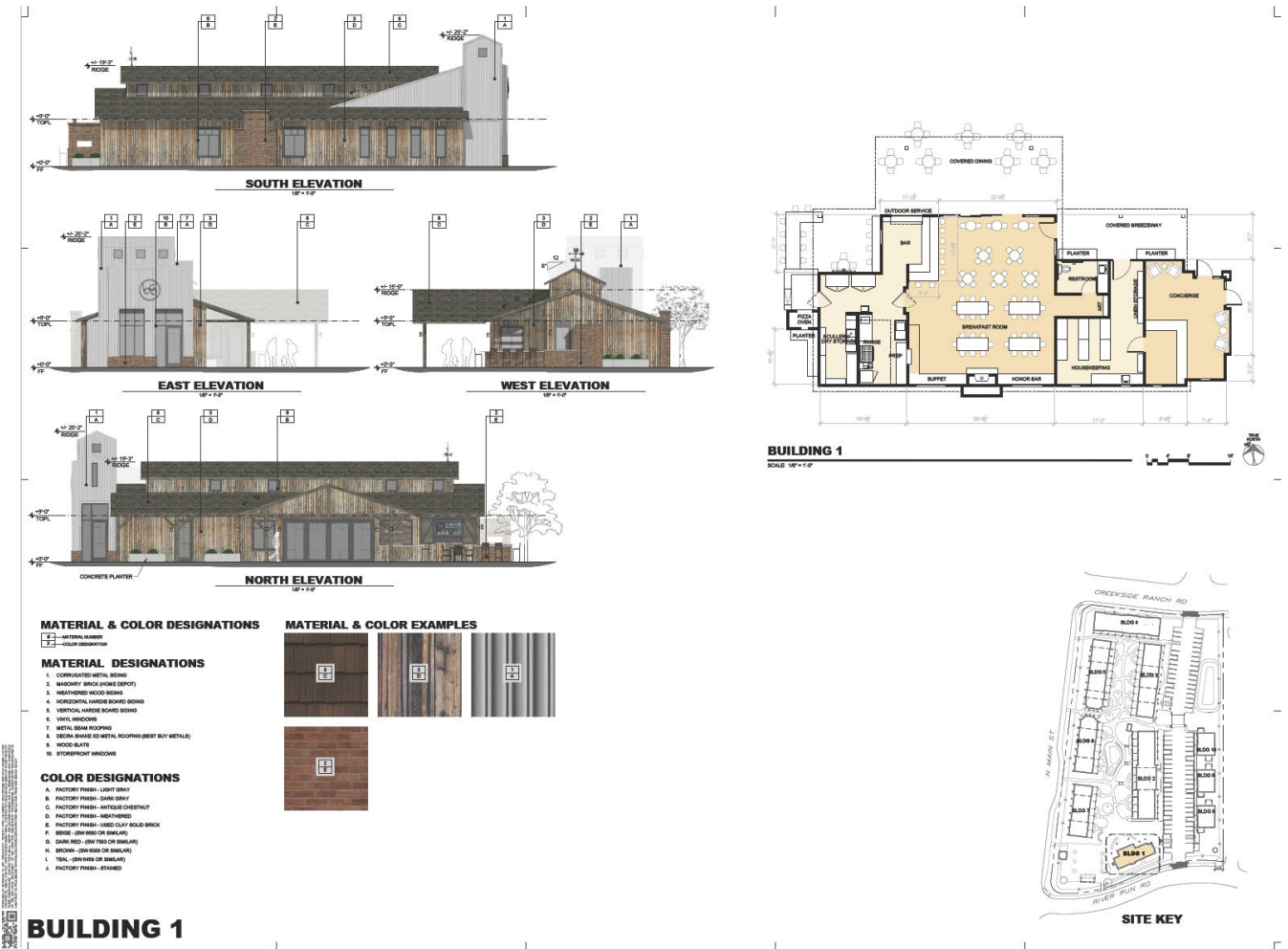


Figure 8 – Elevations and Floor Plan for Building 1 (Office)

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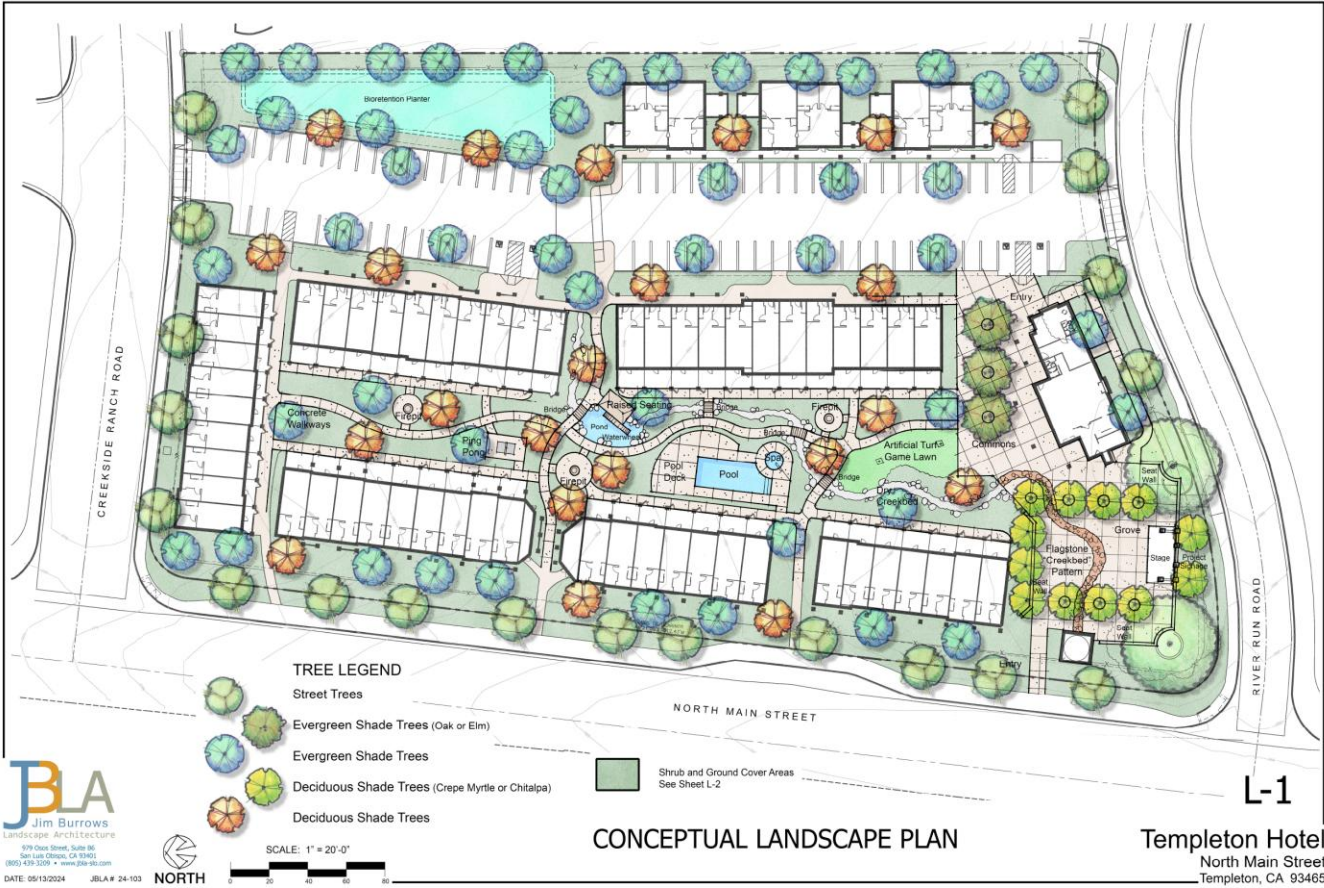


Figure 9 -- Landscape Plan

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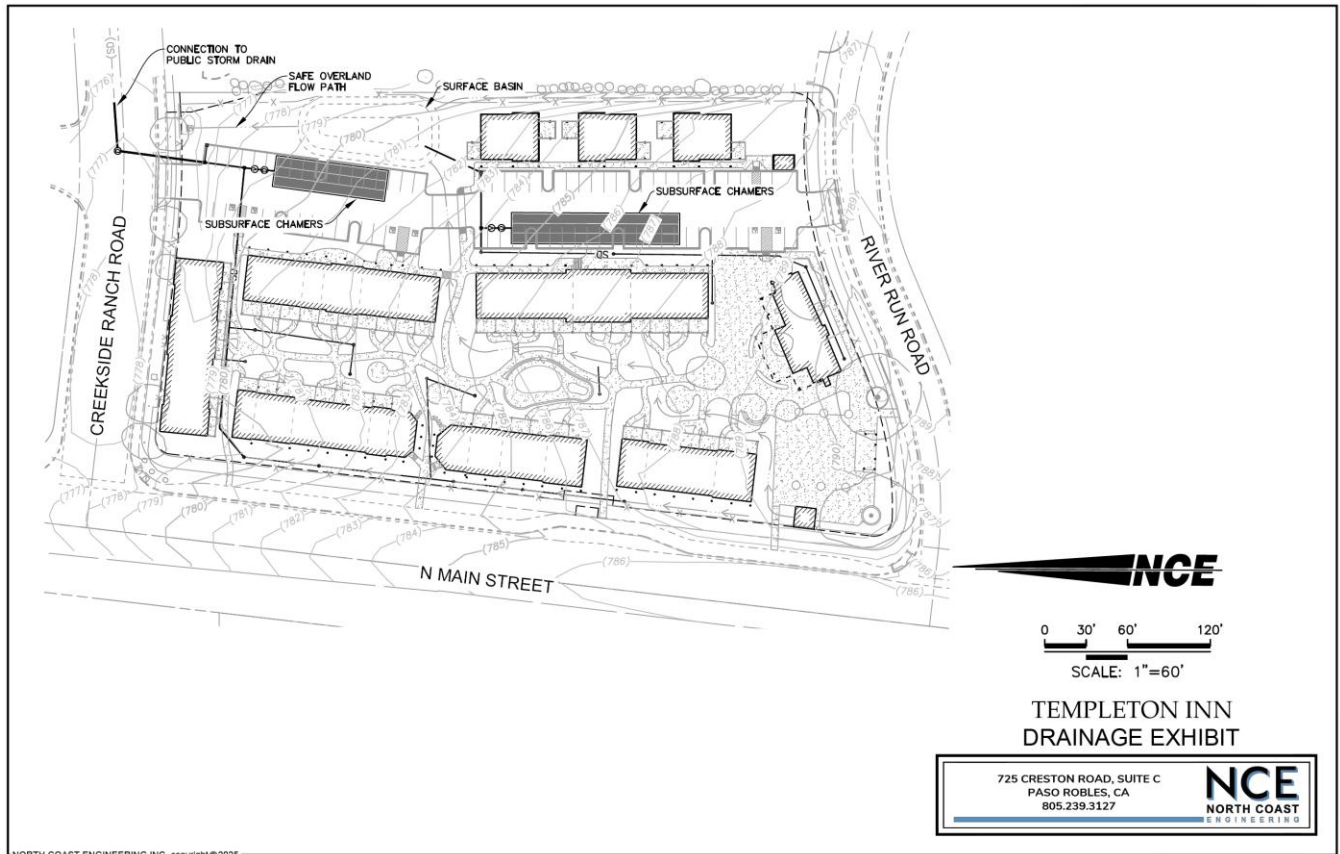


Figure 10 – Preliminary Grading and Drainage Plan

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C. Environmental Analysis

The Initial Study Checklist provides detailed information about the environmental impacts of the proposed project and mitigation measures to lessen the impacts.

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
(a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

As discussed in the Baseline Conditions, the project site consists of a vacant, rectangular-shaped parcel in an urban setting with streets fronting on three sides. Topography of the site consists of relatively flat to gently sloping terrain covered with annual non-native grasses and a small stand of oak trees near the project's River Run Road frontage (Figure 3) that will be retained. Oak trees have been planted along the project's Creekside Ranch Road frontage within the right-of-way.

Surrounding land uses include single family residences to the northeast and southeast on lots consistent with urban densities. Multi-family attached dwellings have been constructed on the parcel adjacent to the east and an assortment of commercial, office and services development has been established along N. Main Street to the south of the project site. Existing development in the area is generally one- and two-story with pitched roofs and a variety of exterior materials that includes siding, stucco and metal.

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The visual qualities of the project site and surrounding area are considered urban and surrounded on three sides by development. The main vantages for public views of the project site are provided to motorists travelling on the surrounding public roadways, and especially N. Main Street which is the main thoroughfare that travels north/south through the community of Templeton.

Conservation and Open Space Element. The Conservation and Open Space Element (COSE) identifies several goals for visual resources in rural parts of the county:

- Goal VR 1: The natural and agricultural landscape will continue to be the dominant view in rural parts of the county.
- Goal VR 2: The natural and historic character and identity of rural areas will be preserved.
- Goal VR 3: The visual identities of communities will be preserved by maintaining rural separation between them.
- Goal VR 7: Views of the night sky and its constellation of stars will be maintained.

Some of the strategies identified to accomplish the goals listed above include encouraging project designs that emphasize native vegetation and conforming grading to existing natural forms, as well as ensuring that new development follows the Countywide Design Guidelines to protect rural visual and historical character.

Countywide Design Guidelines. The Countywide Design Guidelines identify objectives for both urban and rural development. Urban area guidelines applicable to the project include the following:

- OBJECTIVE DT-4: New downtown buildings or remodeled facades should have roof lines that match the traditional vernacular (commonly used features) already found in the community in which the building is located.
- OBJECTIVE DT-6: Parking lots should be easily accessible, serve multiple parcels, have attractive landscaping, and located so that they enhance the desired pedestrian orientation .

Templeton Community Design Plan

The Templeton Community Design Plan provides guidelines for development in the unincorporated community of Templeton to ensure new development is consistent with the form and character of the community. The guidelines are advisory and discretionary, to be used in the review of subdivision and development projects by County staff, the Planning Commission, and the Board of Supervisors. The Templeton Area Advisory Group (TAAG) also uses these guidelines when advising on land use plans and ordinances.

Guidance is provided for the design of commercial development outside the downtown informed by the unique characteristics for different commercial settings within the community. For N. Main Street, the guidelines state that development should have more open space and setbacks as one leaves the downtown, to create a transition and sense of entry to the core downtown area. In general, site coverage for all non-residential developments should be moderated in favor of leaving open areas that contain prominent natural features and steeper slopes.

Guideline V.E.1: Setbacks

Front and street side setbacks for non-residential buildings shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum. Industrial buildings shall be setback 25 feet minimum, per the Land Use Ordinance.

Setbacks should be landscaped to retain natural features and be compatible with the existing landscape and the rural character of Templeton and its arid environment. Low walls of native stone,

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wooden rail fences, berms and native rocks and boulders are recommended along streets to give them a visual definition and prominence.

Where development is located next to a residence or a residential land use category, provide a sound attenuation wall and landscaping within the setback that is required by the Land Use Ordinance, regardless if the area is fenced from view, as a buffer from nonresidential activity. Other selected guidelines for commercial development include the following.

Guideline V.E.2: Building Location

Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street. Locate buildings on adjacent sites to orient and relate to each other. Avoid double blank walls facing one another at the property line.

Guideline V.E.3: Site Alteration and Coverage

Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporated within parking areas and the project's design.

Guideline V.E.4: Building Footprint

Articulate building footprints with a variety of insets, corners, and jogs in the façade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road.

Guideline V.E.6: Inter-Site Connections

Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical.

Guideline III.E.7: Site Grading

Site plan new development on the least sensitive portion of the site to preserve the natural landforms, geologic features, and vegetation. The plan must direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site.

Inland Land Use Ordinance. The Land Use Ordinance sets forth standards for exterior lighting (LUO Section 22.10.060). In accordance with these standards, exterior lighting must be shielded and directed onto the source parcel and away from roadways and adjacent parcels.

Scenic Highways. The only Officially Designated State Scenic Highway in San Luis Obispo County is Highway 1 which is not visible from the project site.

Discussion

(a) Have a substantial adverse effect on a scenic vista?

For the purpose of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. If the project would substantially degrade the scenic landscape as viewed from public roads, designated scenic routes, or from other public or recreation areas, this would be considered a potentially significant impact on the scenic vista.

Although the project site and vicinity have a low to moderate scenic value, the hotel buildings constructed on the project site will not be visible from any designated scenic vista or roadway available to the public. Therefore, the project will result in *no impact* to a scenic vista.

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- (b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The project would result in a significant impact if it results in a substantial adverse effect on a scenic resource as seen from a state scenic highway. However, the project site is not visible from a state scenic highway and there would be *no impact*.

- (c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

With regard to potential impacts to the existing visual character of public views of the site, the following should be noted:

- The project site is surrounded on three sides by urban and suburban development and would be considered an *urbanized area*.
- The primary public views of the project site are from the surrounding public roadways. However, the project site is screened from view from Highway 101 by the intervening terrain, dense vegetation and existing development.
- LUO Section 22.104.090 requires all new development in the community to be consistent with the Templeton Community Design Plan (TCDP) which sets forth guidelines for the design of new commercial development outside the downtown core. Typical building elevations (Figures 7 and 8) show that each building will incorporate elements of rural, agrarian architecture with pitched roofs, earth-tone wood and metal siding, with brick accents and metal roofing which is generally consistent with these guidelines. Nonetheless, the project will be conditioned to demonstrate consistency with these guidelines to ensure the design of the hotel buildings is comparable in size, scale and character to surrounding development.

Therefore, based on the preceding analysis, project impacts associated with the potential degradation of the existing visual character or quality of public views are expected to be *less than significant*.

- (d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The project would result in a significant impact if it subjects public viewing locations to a substantial amount of point-source lighting visible at night, or if project illumination results in a noticeable spillover effect into the nighttime sky, increasing the ambient light over the region. The placement of lighting, source of illumination, and fixture types combined with viewer locations, adjacent reflective elements, and atmospheric conditions can affect the degree of change to nighttime views. If the project results in direct visibility of a substantial number of lighting sources, or allows a substantial amount of light to project toward the sky, significant impacts on nighttime views and aesthetic character would result.

The project application materials include examples of outdoor lighting fixtures associated with the hotel project. The fixtures appear to complement the form and character of the buildings and provide shielding to direct the light downward onto the site. In addition, the project will be

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conditioned to comply with county standards for exterior lighting. Therefore, potential impacts associated with the creation of a new source of substantial light would be *less than significant*.

Conclusion

The project will have a less than significant impact on scenic vistas and would not result in a substantial change to scenic resources in the area. Consistency with the Templeton Village Design Plan as well as other policies and standards in the County LUO and COSE related to the protection of scenic resources will be enforced as part of the CUP process. New sources of light will be subject to compliance with the County's exterior lighting standards as prescribed in LUO Section 22.10.060. Impacts to aesthetic resources would be *less than significant*.

Mitigation

None are required.

Sources

Provided in Exhibit A.

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II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Setting

The California Department of Conservation (CDOC) Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts to California's agricultural resources. Agricultural land is rated according to soil quality as well as current and previous land use. For purposes of CEQA compliance, the FMMP categories of Prime Farmland, Farmland of Statewide Importance, Unique

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Farmland, Farmland of Local Importance, and Grazing Land as “agricultural land.” Non-agricultural designations include Urban and Built-up Land, Other Land, and Water.

Chapter 6 of the County Conservation and Open Space Element (COSE) identifies resource management goals, policies, and strategies to protect agricultural soils from conversion to urban and residential uses. Important Agricultural Soils within the County are identified in Table SL-2 of the COSE and Policy SL 3.1 states that proposed conversion of agricultural lands to non-agricultural uses shall be evaluated using the applicable policies in the COSE and Agricultural Element.

Soils of the site are described in detail below. The acreage and corresponding farmland classifications are provided in Tables 2 and 3.

Map Unit: 150—Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes

Hanford: 40 percent

The Hanford component makes up 40 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces. The parent material consists of alluvium derived from mixed rock sources. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R014XE032CA Coarse Loamy Bottom ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Greenfield: 30 percent

The Greenfield component makes up 30 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces. The parent material consists of alluvium derived from mixed rock sources. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R014XE032CA Coarse Loamy Bottom ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

As shown in Table 2, the *Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes* is considered Prime by the COSE.

Table 2 – Farmland Classifications of the COSE and Corresponding Acreages

Soil	COES Classification	Total Acres	Impacted Acres
Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes	Prime	3.51	3.51
Total:		3.51	3.51

Source: Classifications based on Table SL-2 of the County General Plan's Conservation/Open Space Element

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Table 3 provides a summary of farmland classifications for soils on the project site as determined by the FMMP. As shown in Table 3, all of the project site is considered Other Land.

Table 3 – Farmland Classifications of the FMMP and Corresponding Acreages

FMMP Classification	Total Acres	Impacted Acres
Other Land	3.51	3.51
Total:	3.51	3.51

Source: Department of Conservation Farmland Mapping and Monitoring Program

The Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or related open space use. In return, landowners receive property tax assessments that are much lower because they are based upon farming and open space uses as opposed to full market value. The project site is within the Templeton Agricultural Preserve but is not subject to an active Williamson Act contract.

According to California Public Resources Code (PRC) Section 12220(g), forest land is defined as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not contain any forest land as defined by the PRC.

- (a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The project site consists of 3.51 acres of vacant land covered with non-native grasses and four mature oak trees. As shown in Table 2, the project will impact a total of 3.51 acres of land classified as Prime farmland by the COSE. As shown in Table 3, the project will impact a total of 3.51 acres of Other Land according to the FMMP. These impacts are considered *less than significant* because:

- The small size and irregular shape of the project site make crop production on the project site infeasible.
- The project site is designated for commercial retail development and is surrounded on three sides by urban development.
- The conversion of up to 3.51 acres of important farmland is a small fraction of the total productive farmland within the County as mapped by the FMMP and COES.
- The water purveyor for Templeton (the TCSD) does not provide irrigation water for agricultural uses.

In addition, the project is consistent with the following policies of the Agriculture Element with regard to the protection and preservation of productive agricultural land:

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AGP24: Conversion of Agricultural Land.

a. *Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:*

1. *Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Advisory Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe.*

Discussion: The project site is located within the URL and USL for the community of Templeton.

2. *Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.*

4. *Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines.*

Discussion: The project is consistent with the allowable land uses in the Commercial Retail land use category and does not propose a change in the land use designation.

For the above reasons, project impacts would be *less than significant* and *less than cumulatively considerable*.

(b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The subject property is located within the Commercial Retail land use category and is not subject to a Williamson Act Contract; hotel development is a conditionally allowable use. Therefore, as conditioned, the project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract and *no impacts would occur*.

(c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

The project site does not include land use designations or zoning for forest land or timberland as defined by the Public Resources Code; *no impacts would occur*.

(d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The project site does not support resources that meet the definition of “forest land” as prescribed in Public Resources Code Section 12220(g):

“Forest land” is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Therefore, there would be *no impact* relating to the conversion of forest land to a non-forest use.

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- (e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

The project site is generally surrounded by urban development. There are vineyards to the north outside the village reserve area but there are no other nearby agricultural operations that would be affected by the project. Therefore, potential impacts would be *less than significant*.

Conclusion

The project would result in less than significant impacts relating to the conversion of farmland, forest land, or timber land to non-agricultural uses or non-forest uses and would not conflict with agricultural zoning or otherwise adversely affect agricultural resources or uses. Potential impacts to agricultural resources would be *less than significant* and *less than cumulatively considerable* and no mitigation measures are necessary.

Mitigation

None necessary.

Sources

Provided in Exhibit A.

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III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
(c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Setting

San Luis Obispo County Clean Air Plan

The San Luis Obispo County Air Pollution Control District (SLOAPCD) San Luis Obispo County 2001 Clean Air Plan (CAP) is a comprehensive planning document intended to evaluate long-term air pollutant emissions and cumulative effects and provide guidance to the SLOAPCD and other local agencies on how to attain and maintain the state standards for ozone and particulate matter 10 micrometers or less in diameter (PM₁₀). The CAP presents a detailed description of the sources and pollutants that impact the jurisdiction’s attainment of state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality. Project consistency with the CAP is determined by considering whether the project incorporates the relevant land use planning and transportation control measures and strategies outlined in the CAP.

The County is currently designated as a non-attainment area for ozone and PM₁₀ under state ambient air quality standards. Construction and operation of the project would result in emissions of ozone precursors including reactive organic gasses (ROG) and nitrous oxides (NO_x) as well as fugitive dust emissions (PM₁₀) and exhaust particulates.

SLOAPCD Criteria Pollutant Thresholds

The SLOAPCD has developed a CEQA Air Quality Handbook (most recently updated in 2023) to help local agencies determine the significance of project-specific air quality impacts and to determine whether mitigation measures are needed. To assist in this task, the Handbook includes screening criteria to determine the significance of project impacts. For example, according to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM₁₀).

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The use of heavy equipment and earth-moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality. Combustion emissions, such as nitrogen oxides (NOx), reactive organic gases (ROG), greenhouse gases (GHG), and diesel particulate matter (DPM), are most significant when using large, diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators, and other heavy equipment. The SLOAPCD has established thresholds of significance for each of these contaminants.

Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial, and industrial development. Certain types of projects can also include components that generate direct emissions, such as power plants, gasoline stations, dry cleaners, and refineries (referred to as stationary source emissions). Table 1-1 of the APCD's CEQA Handbook provides screening criteria based on the size of different types of projects that would normally generate sufficient motor vehicle trips that would cause an exceedance of the operational thresholds for ozone precursors. A project consisting of 99 single family residences generating 970 average daily vehicle trips would be expected to exceed the 25 lbs/day operational threshold for ozone precursors.

The APCD has also estimated the number of vehicular round trips on an unpaved roadway necessary to exceed the 25 lbs/day threshold of significance for the emission of particulate matter (PM10). According to the APCD estimates, an unpaved roadway of one mile in length carrying 6.0 round trips would likely exceed the 25 lbs/day PM10 threshold.

The prevailing winds in the project vicinity are from the north and west.

Sensitive Receptors

Sensitive receptors are people with an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, people with asthma or other respiratory illnesses, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. Some land uses are considered more sensitive to changes in air quality than others, due to the population that occupies the uses and the activities involved. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residences. The nearest sensitive receptors to the site are single-family and multi-family residences located to the north, east, and south.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) is identified as a toxic air contaminant by the California Air Resources Board (CARB). Serpentine and other ultramafic rocks are fairly common throughout San Luis Obispo County and may contain NOA. If these areas are disturbed during construction, NOA-containing particles can be released into the air and have an adverse impact on local air quality and human health. Based on SLOAPCD's NOA Screening Map, the project site is not located in an area identified as having the potential for soils containing NOA.

Developmental Burning

As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

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Discussion

(a) *Conflict with or obstruct implementation of the applicable air quality plan?*

In order to be considered consistent with the 2001 San Luis Obispo County CAP, a project must be consistent with CAP's land use planning and transportation control measures and strategies (SLOAPCD 2002). These strategies include, but are not limited to, planning compact communities with higher densities, providing for mixed land use, and balancing jobs and housing. Although the project includes development of a commercial use that would be open to the public, land use planning strategies such as mixed-use development and planning compact communities are generally not applicable. It should be noted, however, that the project site should be considered 'infill' development as it surrounded on three sides by urban development. The project would result in the construction a 60 unit hotel that would typically be occupied by one to two people in each unit on a temporary basis. The project would employ 5 – 8 fulltime employees and would therefore would not significantly affect the local area's jobs/housing balance.

Adopted transportation control measures include, but are not limited to, a voluntary commute options program, local and regional transit system improvements, bikeway enhancements, and telecommuting programs. The voluntary commute options program targets employers in the county with more than 20 full time employees; the project would employ less than one half that number. The project would not conflict with regional plans for transit system or bikeway improvements.

Overall, the project would not conflict with or obstruct implementation of the CAP; therefore, impacts would be *less than significant*.

(b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The County is currently designated as non-attainment for ozone and PM₁₀ under state ambient air quality standards. Construction and operation of the project would result in emissions of ozone precursors including reactive organic gasses (ROG) and nitrous oxides (NO_x) as well as fugitive dust emissions (PM₁₀). The project was referred to the Air Pollution Control District and their response of July 23, 2025 did not identify any concerns regarding construction or operational related impacts which are quantified below.

Construction Emissions

Based on the project description, the project will have an area of disturbance of about 3.51 acres and will involve 2,960 cy of cut and 3,980 cy of fill. Construction activities will result in the generation of dust, as well as short-term construction vehicle emissions. Using the SLOAPCD's CEQA Air Quality Handbook (2023), construction-related emissions were calculated for the project and are shown in Table 4 below.

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Table 4 -- Estimated Construction-Related Emissions

Pollutant	Total Estimated Emissions	APCD Emissions Threshold	Mitigation Required?
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO _x) (combined)	33.59 lbs./day ¹	137 lbs./day	No
	1.34 tons/quarter ¹	2.5 tons/quarter	No
Diesel Particulate Matter (DPM)	1.46 lbs. /day ²	7 lbs./day	No
	0.043 tons/quarter ²	0.13 tons/quarter	No
Fugitive Particulate Matter (PM ₁₀)	2.63 tons ³ /quarter	2.5 tons/quarter	Yes

Notes:

1. Based on 6,540 cubic yards of material moved and 0.113 pounds of combined ROG and NO_x emissions per cubic yard of material moved and 10 construction days.
2. Based 6,540 cubic yards of material moved and 0.0049 pounds of diesel particulate emissions per cubic yard of material moved and 10 construction days.
3. Based on 3.51 total acres of disturbance and 0.75 tons of PM₁₀ generated per acre of disturbance per month and 22 days of construction.

As shown in Table 4, project construction related emissions are expected to exceed the quarterly emissions threshold for fugitive dust. Therefore, construction related emissions will be considered *less than significant with mitigation*.

Operation-Related Emissions. As discussed in the setting above, a project consisting of 99 single family residences generating 970 average daily vehicle trips would be expected to exceed the 25 lbs/day operational threshold for ozone precursors. The project application materials include a trip generation and VMT analysis prepared by the Orosz Engineering Group dated September 17, 2025. That study indicates the project will generate 227 average daily trips which is well below the number of trips that would likely cause an exceedance of the operational threshold. Accordingly, project-specific and cumulative operational impacts are considered *less than significant* and *less than cumulatively considerable*.

The project site does not require travel on an unpaved roadway.

(c) *Expose sensitive receptors to substantial pollutant concentrations?*

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity to exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The nearest sensitive receptors are residences located on the properties to the northeast, east and southeast that are all well within 1,000 feet of potential construction activities. These residences may be occupied by sensitive receptors, and the close proximity, combined with the prevailing winds could result in exposure to diesel particulates and fugitive dust from construction activities. With implementation of mitigations measures AQ-1 and AQ-2, impacts to sensitive receptors will be considered *less than significant with mitigation*.

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- (d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Construction activities have the potential to emit odors from diesel equipment, paints, solvents, fugitive dust, and adhesives. Any odors generated by construction activities would be intermittent and temporary, and generally would not extend beyond the construction area. Following construction of site improvements and future residences, the project site would be limited to residential uses and would not include any components or operational activities that would generate substantial long-term adverse odors. Therefore, odors generated by the project would be short-term, intermittent, and *less than significant*.

The project site is not located in an area identified as containing NOA.

The project does not propose to burn any onsite vegetative materials and would be subject to SLOAPCD restrictions on developmental burning of vegetative material; therefore, the project would have *no impact* relating to substantial air pollutant emissions from such activities.

Conclusion

The project would be consistent with the SLOAPCD's Clean Air Plan and will generate operational emissions that fall below SLOAPCD thresholds. However, the project will exceed the quarterly threshold for particulate matter and may adversely impact surrounding sensitive receptors. Therefore, potential impacts to air quality would be *less than significant with mitigation*.

Mitigation

AQ-1 Fugitive Dust Construction Control Measures. Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

1. Reduce the amount of the disturbed area where possible;
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible;
3. All dirt stock-pile areas shall be sprayed daily as needed;
4. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
5. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
6. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

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- AQ-2 ROG, NO_x, DPM Emissions.** The following measures based on the SLOAPCD standard mitigation measures for construction equipment for reducing nitrogen oxides (NO_x), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment shall be implemented to reduce exposure of sensitive receptors to substantial pollutant concentrations. These measures shall be shown on grading and building plans:
- a. Implement Mitigation Measure AQ-1, as identified above.
 - b. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - i. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 - ii. Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
 - c. Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - d. Fuel all off-road and portable diesel-powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - e. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation.
 - f. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.
 - g. Electrify equipment when possible.
 - h. Substitute gasoline-powered in place of diesel-powered equipment, when available. and,
 - i. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Sources

Provided in Exhibit A.

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IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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Regulatory Setting

Federal Laws and Regulations

Bald and Golden Eagle Protection Act. The Bald and Golden Eagle Protection Act (BGEPA) prohibits anyone, without a permit issued by the Secretary of the Interior, from taking (pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb) bald or golden eagles, including their parts, nests, or eggs. This includes substantially interfering with normal breeding, feeding, or sheltering behavior. Activities that may result in the take of a bald or golden eagle require permits; the three activities eligible for permits include to remove or relocate an eagle nest; to transport, exhibit, collect, or control eagles or eagle parts, and for incidental take of eagles.

Clean Water Act. The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The purpose of the CWA is to restore and maintain the chemical, physical, and biological integrity of all waters of the U.S. Permitting is required for filling waters of the U.S. (including wetlands). Permits may be issued on an individual basis or may be covered under approved nationwide permits.

Endangered Species Act. The federal Endangered Species Act (FESA) provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. “Critical Habitat” is a term within the FESA designed to guide actions by federal agencies and is defined as “an area occupied by a species listed as threatened or endangered within which are found physical or geographical features essential to the conservation of the species, or an area not currently occupied by the species which is itself essential to the conservation of the species.” Actions that jeopardize endangered or threatened species and/or critical habitat are considered a ‘take’ under the FESA. “Take” under federal definition means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Projects that would result in “take” of any federally listed threatened or endangered species, or critical habitats, are required to obtain permits from the USFWS through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan) of FESA, depending on the involvement by the federal government in permitting and/or funding of the project. Through Section 10, it is required to prepare a Habitat Conservation Plan (HCP) to be approved by the United States Fish and Wildlife Service (USFWS), which results in the issuance of an Incidental Take Permit (ITP). Through Section 7, which can only occur when a separate federal nexus in a project exists (prompting interagency consultation), a consultation by the various federal agencies involved can take place to determine appropriate actions to mitigate negative effects on endangered and threatened species and their habitat.

Migratory Bird Treaty Act. All migratory, non-game bird species that are native to the U.S. or its territories are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), as amended under the Migratory Bird Treaty Reform Act of 2004. MBTA makes it illegal to purposefully take (pursue, hunt, shoot, wound, kill, trap, capture, or collect) any migratory bird, or the parts, nests, or eggs of such a bird, except under the terms of a valid Federal permit. Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA).

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State Law and Regulations

California Endangered Species Act. The California Endangered Species Act (CESA), similar to FESA, contains a process for listing of species and regulating potential impacts to listed species. State threatened and endangered species include both plants and wildlife, but do not include invertebrates. The designation “rare species” applies only to California native plants. State threatened and endangered plant species are regulated largely under the Native Plant Preservation Act in conjunction with the CESA. State threatened and endangered animal species are legally protected against “take.” The CESA authorizes the California Department of Fish and Wildlife (CDFW) to enter into a memorandum of agreement for take of listed species to issue an incidental take permit for a state-listed threatened and endangered species only if specific criteria are met.

Section 2080 of the CESA prohibits the take of species listed as threatened or endangered pursuant to the Act. Section 2081 allows CDFW to authorize take prohibited under Section 2080 provided that: 1) the taking is incidental to an otherwise lawful activity; 2) the taking will be minimized and fully mitigated; 3) the applicant ensures adequate funding for minimization and mitigation; and 4) the authorization will not jeopardize the continued existence of the listed species.

California Environmental Quality Act (CEQA). CEQA defines a “project” as any action undertaken from public or private entity that requires discretionary governmental review (a non-ministerial permittable action). All “projects” are required to undergo some level of environmental review pursuant to CEQA, unless an exemption applies. CEQA’s environmental review process includes an assessment of existing resources, broken up by categories (i.e., air quality, aesthetics, etc.), a catalog of potential impacts to those resources caused by the proposed project, and a quantifiable result determining the level of significance an impact would generate. The goal of environmental review under CEQA is to avoid or mitigate impacts that would lead to a “significant effect” on a given resource; section 15382 of the CEQA Guidelines defines a “significant effect” as *a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.*

California Fish and Game Code (CFGC). The California Fish and Game Code (CFGC) is one of the 29 legal codes that form the general statutory law of California. A myriad of statutes regarding fish and game are specified in the CFGC; the following codes are specifically relevant to the proposed Project:

California Native Plant Protection Act. Sections 1900-1913 of the California Fish and Game Code contain the regulations of the Native Plant Protection Act of 1977. The intent of this act is to help conserve and protect rare and endangered plants in the state. The act allowed the CFGC to designate plants as rare or endangered.

Lake and Streambed Alteration. Section 1602 of the CFGC requires any person, state, or local governmental agency to provide advance written notification to CDFW prior to initiating any activity that would: 1) divert or obstruct the natural flow of, or substantially change or remove material from the bed, channel, or bank of any river, stream, or lake; or 2) result in the disposal or deposition of debris, waste, or other material into any river, stream, or lake. The state definition of “lakes, rivers, and streams” includes all rivers or streams that flow at least periodically or permanently through a well-defined bed or channel with banks that support fish or other aquatic life, and watercourses with surface or subsurface flows that support or have supported riparian vegetation.

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Nesting Birds. Sections 3503, 3503.5 and 3513 of CFGC states that it is “unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto,” and “unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird” unless authorized.

Regional Water Quality Control Board. The Regional Water Quality Control Board (RWQCB) not only regulates impacts to water quality in federal waters of the U.S. under Section 401 of the Clean Water Act, but also regulates any isolated waters that are impacted under the state Porter Cologne Act utilizing a Waste Discharge Requirement. Discharge of fill material into waters of the State not subject to the jurisdiction of the USACE pursuant to Section 401 of the Clean Water Act may require authorization pursuant to the Porter Cologne Act through application for waste discharge requirements or through waiver of waste discharge requirements.

Special Status Species and Sensitive Habitat Regulations

For the purposes of this biological resources assessment, special status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the USFWS under the FESA; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the CESA; animals designated as “Species of Special Concern,” “Fully Protected,” or “Watch List” by the CDFW; and plants with a California Rare Plant Rank (CRPR) of 1, 2, 3, or 4.

California Natural Diversity Database (CNDDDB)

“Special Plants” and “Special Animals” are broad terms used to refer to all the plant and animal taxa inventoried by the CNDDDB, regardless of their legal or protection status (CNDDDB 2020a and 2020b). The Special Plants list includes vascular plants, high priority bryophytes (mosses, liverworts, and hornworts), and lichens. The Special Animals list is also referred to by the California Department of Fish and Wildlife (CDFW) as the list of “species at risk” or “special status species.”

According to the CNDDDB (2020a, 2020b), Special Plants and Animals lists include: taxa that are officially listed or proposed for listing by California or the Federal Government as Endangered, Threatened, or Rare; taxa which meet the criteria for listing, as described in Section 15380 of CEQA Guidelines; taxa deemed biologically rare, restricted in range, declining in abundance, or otherwise vulnerable; population(s) in California that may be marginal to the taxon’s entire range but are threatened with extirpation in California; and/or taxa closely associated with a habitat that is declining in California at a significant rate. Separately, the Special Plants List includes taxa listed in the California Native Plant Society’s Inventory of Rare and Endangered Plants of California, as well as taxa determined to be Sensitive Species by the Bureau of Land Management, U.S. Fish and Wildlife Service, or U.S. Forest Service. The Special Animals List distinctively includes taxa considered by the CDFW to be a Species of Special Concern (SSC) and taxa designated as a special status, sensitive, or declining species by other state or federal agencies.

Federal and State Endangered Species Listings

The Federal and California Endangered Species Acts are the regulatory documents that govern the listing and protection of species, and their habitats, identified as being endangered or threatened with extinction (see Sections 1.5.1 and 1.5.2). Possible listing status under both Federal and California ESA includes Endangered and Threatened (FE, FT, CE, or CT). Species in the process of being listed are given the status of either Proposed Federally Endangered/Threatened, Candidate for California Endangered/Threatened (PE, PT, CCE, or CCT). The CESA has one additional status: Rare (CR).

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Global and State Ranks

Global and State Ranks reflect an assessment of the condition of the species (or habitats, see 1.6.6 below) across its entire range. Basic ranks assign a numerical value from 1 to 5, respectively for species with highest risk to most secure. Other ranking variations include rank ranges, rank qualifiers, and infraspecific taxon ranks. All Heritage Programs, such as the CNDDB use the same ranking methodology, originally developed by The Nature Conservancy and now maintained and recently revised by NatureServe. Procedurally, state programs such as the CNDDB develop the State ranks. The Global ranks are determined collaboratively among the Heritage Programs for the states/provinces containing the species. Rank definitions, where G represents Global and S represents State, are as follows:

- **G1/S1:** Critically imperiled globally/in state because of extreme rarity (5 or fewer populations).
- **G2/S2:** Imperiled globally/in state because of rarity (6 to 20 populations).
- **G3/S3:** Vulnerable; rare and local throughout range or in a special habitat or narrowly endemic (on the order of 21 to 100 populations).
- **G4/S4:** Apparently secure globally/in state; uncommon but not rare (of no immediate conservation concern).
- **G5/S5:** Secure; common, widespread, and abundant.
- **G#G#/S#S#:** Rank range - numerical range indicating uncertainty in the status of a species, (e.g., G2G3 more certain than G3, but less certain that G2).
- **G/S#?:** Inexact numeric rank
- **Q:** Questionable taxonomy - Taxonomic distinctiveness of this entity is questionable.
- **T#:** Infraspecific taxa (subspecies or varieties) – indicating an infraspecific taxon that has a lower numerical ranking (rarer) than the given global rank of species.

California Rare Plant Ranks

Plant species are considered rare when their distribution is confined to localized areas, their habitat is threatened, they are declining in abundance, or they are threatened in a portion of their range.

The California Rare Plant Rank (CRPR) categories range from species with a low threat (4) to species that are presumed extinct (1A). All but a few species are endemic to California. All of them are judged to be vulnerable under present circumstances, or to have a high potential for becoming vulnerable. Threat ranks are assigned as decimal values to a CRPR to further define the level of threat to a given species. The rare plant ranks and threat levels are defined below.

- **1A:** Plants presumed extirpated in California and either rare or extinct elsewhere.
- **1B:** Plants rare, threatened, or endangered in California and elsewhere.
- **2A:** Plants presumed extirpated in California, but common elsewhere
- **2B:** Plants rare, threatened, or endangered in California, but more common elsewhere
- **4:** Plants of limited distribution - a watch list
- **0.1:** Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)

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- **0.2:** Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)
- **0.3:** Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

California Department of Fish and Wildlife Animal Rank

The California Department of Fish and Wildlife (CDFW) assigns one of three ranks to Special Animals: Watch List (WL), Species of Special Concern (SSC), or Fully Protected (FP). Unranked species are referred to by the term Special Animal (SA).

Animals listed as Watch List (WL) are taxa that were previously designated as SSC, but no longer merit that status, or taxa that which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

Animals listed as California Species of Special Concern (SSC) may or may not be listed under California or federal Endangered Species Acts. They are considered rare or declining in abundance in California. The Special Concern designation is intended to provide the CDFW biologists, land planners, and managers with lists of species that require special consideration during the planning process to avert continued population declines and potential costly listing under federal and state endangered species laws. For many species of birds, the primary emphasis is on the breeding population in California. For some species that do not breed in California but winter here, emphasis is on wintering range. The SSC designation thus may include a comment regarding the specific protection provided such as nesting or wintering.

Animals listed as Fully Protected (FP) are those species considered by CDFW as rare or faced with possible extinction. Most, but not all, have subsequently been listed under the CESA or FESA. Fully Protected species may not be taken or possessed at any time and no provision of the California Fish and Game code authorizes the issuance of permits or licenses to take any Fully Protected species.

Sensitive Habitats

Sensitive Natural Community is a state-wide designation given by CDFW to specific vegetation associations of ecological importance. Sensitive Natural Communities rarity and ranking involves the knowledge of range and distribution of a given type of vegetation, and the proportion of occurrences that are of good ecological integrity (CDFW 2018a). Evaluation is conducted at both the Global (G) and State (S) levels, resulting in a rank ranging from 1 for very rare and threatened to 5 for demonstrably secure. Natural Communities with ranks of S1-S3 are considered Sensitive Natural Communities in California and may need to be addressed in the environmental review processes of CEQA and its equivalents.

Environmental Setting

The project site was subject to a biological resources assessment (BRA) prepared by the Sage Institute in June, 2019. A subsequent analysis was prepared by the same biologists in 2024 to confirm that the findings of the 2019 study remain valid for the current project. These studies are incorporated by reference and are available for review in their entirety at the Department of Planning and Building, 976 Osos Street, San Luis Obispo. The following is a summary of the findings and recommendations of those studies.

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Methodology

Prior to field surveys the biologists conducted a review of available background information including aerial photography of the project area (Google Earth), the Web Soil Survey (Natural Resources Conservation Service), and the five-mile radius query results of the California Natural Diversity Data Base (CNDDDB). The five-mile radius was used as opposed to the typical 10-mile search radius that would have included areas well outside the area relevant to this study such as higher elevation mountain areas, arid inland hills and valleys, or more coastal influence areas. The CNDDDB provided a list and mapped locations of special-status plant and wildlife species, and natural communities of special concern, that have been recorded in the region of the project site. The CNDDDB records help to focus the field survey efforts and evaluation of potential project effects on specific species or habitats. It is noted that the CNDDDB does not necessarily include all potential special-status species potentially occurring onsite or in the region, but rather only those that have been recorded by the CNDDDB.

The biologists then conducted field reconnaissance surveys on April 13 and May 24, 2019 that included a floristic inventory and rare plant survey. Surveys were conducted by walking the entirety of the project site and recording plant and wildlife species and general site characteristics. Conditions for all of the site surveys were conducive to the purpose of documenting plant and wildlife to establish existing conditions. Biological resources information and analysis used in the BRA includes a floristic inventory and rare plant survey conducted on the above dates. Wildlife surveys and general reconnaissance surveys were conducted on June 13 and 18, 2019 to affirm site existing conditions and GIS habitat mapping.

The purpose of the field surveys was to document existing conditions in terms of habitat for plant and wildlife species, suitability for special-status species, the potential to support wetland and/or riparian habitats, and/or waters of the U.S./State. The study area habitat types were described by the aggregation of plants and wildlife based on the composition and structure of the dominant vegetation observed at the time the field reconnaissance was conducted.

The biologists reviewed the available background information and available aerial photograph from 1994 to 2018. The survey data collected on plant and wildlife species and conclusions presented in the BRA are based on the methods and field reconnaissance conducted over the project site as described above.

Habitats/Vegetative Communities of the Project Site

Plant communities are generally described by the assemblages of plant species that occur together in the same area forming habitat types. Community alliance and alliance codes used in the BRA follow *A Manual of California Vegetation*, 2nd edition (Sawyer et al. 2009). Plant names used in the BRA follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012). The project site supports only one plant community, disturbed annual grassland habitat, with a few common native plant species within the botanical resources composition on the property. A list of plant species by scientific and common name observed during the floristic inventory and rare plant survey is included as Table B-1 in Appendix B of the BRA. Figure 11 provides a habitat map showing the location and extent of habitat types on the proposed project site. The acreage is summarized in Table 5.

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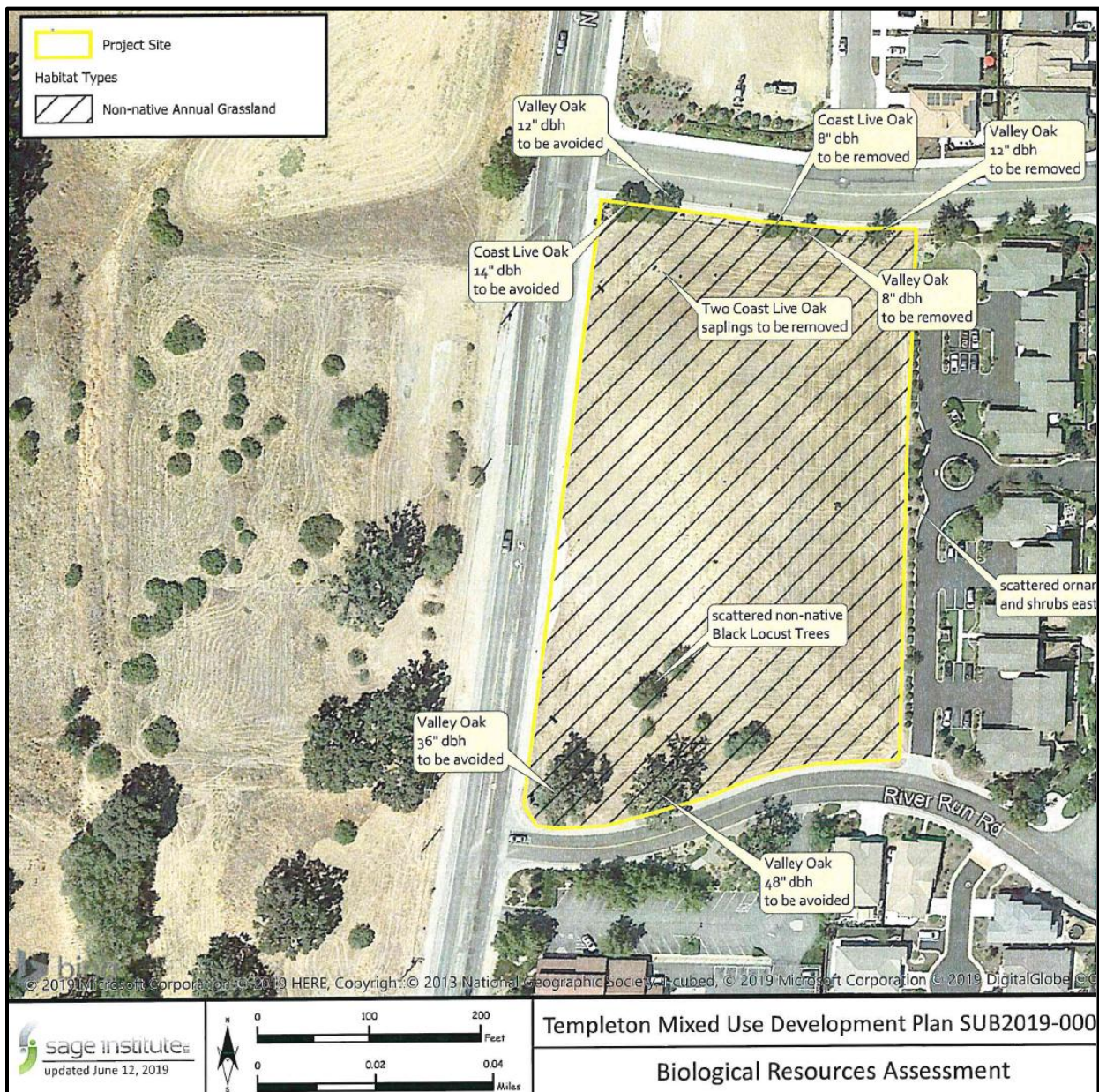


Figure 11 -- Habitat Types

Table 5 – Summary of Habitat Types By Acres

Community	Acres in the Study Area ¹	Impacted Acres
Disturbed Annual Grassland	3.51	3.51
Total:	3.51	3.51

Source: Sage Institutes, 2019

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Disturbed Annual Grassland

The disturbed non-native annual grassland habitat, or semi-natural annual brome grassland alliance (CNPS: 42.026.00), is typically dominated by non-native annual grasses and herbaceous broadleaf plant species, along with native forbs and wildflowers. Annual grassland habitat occurs as the only habitat type over the 3.51 acre project site. The non-native annual grassland within the project was observed to be relatively low in species diversity and dominated by mixed stands of slender wild oats (*Avena barbata*), foxtail barley (*Hordeum murinum* ssp. *leporinum*), soft chess (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), and rattail fescue (*Festuca myuros*). Other common non-native forbs observed include mustards (*Hirschfeldia*; *Brassica*), fillarees (*Erodium cicutarium*, *E. botrys*), prickly lettuce (*Lactuca serriola*), and bur clover (*Medicago polymorpha*). The few native herbaceous species observed in low abundance include miniature lupine (*Lupinus bicolor*), valley popcorn flower (*Plagiobothrys canescens*), fiddleneck (*Amsinckia menziesii*), and telegraph weed (*Heterotheca grandiflora*).

Two large valley oaks (*Quercus lobata*) with grassland understory occur on the southwest corner of the parcel. Two coast live oaks (*Quercus agrifolia*) and two valley oaks are within a landscaped zone along the northern property boundary. These isolated oak occurrences do not constitute a woodland habitat type. Non-native landscape shrubs also line the northern boundary of the site that appear to have been planted as part of the Creekside Ranch Road and sidewalk construction. A line of non-native landscape trees and shrubs runs offsite along the eastern parcel border planted as part of the adjacent residential development around 2007.

Aquatic Resources

The thorough field surveys affording 100 percent visual inspection of the entire project site resulted in no observations of wetlands, drainages, or riparian habitat on or adjacent to the project site. As such, there are no jurisdictional waters of the U.S./State on the project site.

Special Status Resources

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the United States Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (FESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFW; and plants occurring on lists 1B, 2, and 4 of the CNPS Inventory of Rare and Endangered Vascular Plants of California. Natural Communities of Special Concern are habitat types considered rare and worthy of tracking in the California Natural Diversity Database (CNDDDB) by the CNPS and CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDDB revealed 19 special-status species composed of seven special-status plants and 12 special-status wildlife species, and no natural communities of special concern with recorded occurrences within the five-mile search radius of the proposed project site. The two valley oak trees do not constitute a Valley Oak Woodland habitat. The following briefly describes or summarizes the special-status species issues and potential for occurrence on the project site. Table B-2 in Appendix B of the BRA provides a list of special-status species recorded in the CNDDDB and includes scientific and common name and listing status.

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Special-status Wildlife Species

The CNDDDB search revealed the recorded occurrences of 12 special-status wildlife species within the five-mile search radius of the project site. Special-status wildlife species known from the region evaluated for this study are discussed below by groups based upon habitat preferences, specific habitat use requirements (i.e. terrestrial or aquatic), mobility, and migratory patterns.

Aquatic Species

The CNDDDB has recorded occurrences of the western pond turtle (*Emys marmorata*) and western spadefoot toad (*Spea hammondi*), California red-legged frog (*Rana draytonii*; CRLF), and the vernal pool fairy shrimp (*Branchinecta lynchi*) within the five-mile search range. The CRLF and western pond turtle are highly aquatic species found in lowlands and foothills in or near permanent sources of deep water with dense, shrubby, emergent or riparian vegetation, none of which occur on the project site. No aquatic habitats of any kind were observed during the field surveys. As such, the project site does not support suitable aquatic habitat for these two species.

The vernal pool fairy shrimp and western spadefoot are closely associated with vernal pool or temporary pond/puddle habitats that are not subject to flowing water. No evidence of vernal pool or seasonal pond/puddle habitats were observed during the field surveys conducted in 2019. As such, the project site does not support suitable seasonal aquatic habitat for these two species.

Birds

The CNDDDB includes occurrences for wide-ranging resident and migratory bird species known from the region of the project site. The tricolored blackbird (*Agelaius tricolor*) is locally nomadic but requires bulrush and cattail marsh or ponds for breeding that are not present on the project site. The least Bell's vireo (*Vireo bellii pusillus*) is a breeding season migrant known from the Salinas River that requires dense riparian habitat that does not occur on the project site. As such, the project site does not support suitable habitat for these two species.

Insects

The Lompoc grasshopper (*Trimerotropis occulens*) is mostly associated with sandy soils in grassland, coastal scrub or chaparral habitats. No such habitat occurs on site and the study area is well outside the known range of this species. The Atascadero June beetle (*Polyphylla nubila*) is known only from inland sand dunes that are not present on the project site (only gravelly loam soils) and would not occur. The crotch bumble bee (*Bombus crotchii*) ranges throughout California to Baja typically found in wildflower rich grasslands and shrublands. The local CNDDDB record is an unspecified location from a 1959 collection. The project site is not wildflower rich and does not represent suitable habitat for the species.

Reptiles/Amphibians (Uplands)

The northern California legless lizard (*Anniella puchra*) is associated with sandy soils in grassland, coastal scrub or chaparral habitats. The project site does not support suitable sandy soils or shrub cover for the northern California legless lizard. The lesser slender salamander (*Batrachoseps minor*) is known from wooded shaded slopes with an abundance of leaf litter. No such habitat occurs on the project site. As such, the project site does not support suitable habitat for these two species.

Mammals

The American badger (*Taxidea taxus*) is typically found in grasslands and requires friable soils for digging burrows. While there is suitable grassland habitat for this species within the project area, the American

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badger can be easily detected by their distinctive burrows and digging activities. No badger dens or potential badger dens were observed within the project site during the SII field surveys. This infill parcel would not likely become occupied in the future.

Special-status Plant Species

The CNDDDB revealed the recorded occurrences of seven special-status plant species within a five-mile radius of the project site. None of these species are formally listed as threatened or endangered. However, they are CNPS rank 1.B species suggesting rarity. The special-status plant species occurrences recorded in the CNDDDB are commonly associated with a specific soil type, habitat, and/or elevation range that dictates the range or microhabitat of the species. The following provides a further suitability analysis for special-status plant species with CNDDDB recorded occurrences in the region.

The perennial woody species mesa horkelia (*Horketia cuneata* var. *puberula*) would have been noticeable and identifiable throughout the year. This species was not observed during the field reconnaissance of the project site during the springtime floristic surveys. The special-status plant species associated with the grassland habitats occurring in the region are the Lemmon's jewelflower (*Caulanthus lemmonii*) and yellow flowered eriastrum (*Eriastrum luteum*). Neither of these grassland species were observed during Sit floristic inventory and rare plant surveys of the site.

Special-status plants recorded in the CNDDDB associated with serpentine soils include Eastwood's larkspur (*Delphinium parryi* ssp. *Eastwoodiae*) and the most beautiful jewelflower (*Streptanthus albidus* ssp. *peramoenus*). No serpentine soils are mapped or observed within the project area, therefore, the site does not represent suitable habitat for these plant species, and they were not observed during the rare plant surveys.

The special-status plant species recorded in the CNDDDB known from vernal pool wetland habitat occurring in the region are the shining navarretia (*Navarretia nigeliformis*) and Santa Lucia dwarf rush (*Juncus luciensis*). These species were not observed during Sit surveys, and as stated above no wetland habitat occurs on the project site.

Critical Habitats and Special Status Natural Communities

No designated critical habitat for federally listed plant or animal species occurs on the site or in adjacent areas. There are no vernal pools present on the project site or vicinity.

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Discussion

- (a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The proposed hotel project would convert the approximately 3.51 acres of non-native grassland habitat to urban development. The project site supports a mostly non- native annual grassland habitat and provides minimal habitat for locally common wildlife accustomed to the urban environment. Construction of the proposed project and conversion to urban development could result in the mortality and/or displacement of locally common wildlife such as the ground squirrels and gophers observed.

Special-Status Plants

No rare, threatened, or endangered plant species or remnants thereof were observed within the project area during the floristic inventory and rare plant field surveys conducted in an above average rainfall year. The negative findings are based on a floristic inventory and rare plant survey conducted on April 13, 2019 and May 24, 2019. Therefore, based on the results of a suitably-timed plant survey, project impacts to special status plant species are considered *less than significant*.

Special Status Wildlife

As discussed in the setting, above, no special-status wildlife species were observed, or expected to occur on the project site as there is no suitable habitat for any special-status wildlife. Based on the preceding analysis, project impacts to listed wildlife species are considered *less than significant*.

- (b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

As discussed in the preceding sections, there is no riparian habitat or other sensitive natural community on the project site. Therefore, there would be *no impact*.

- (c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

There are no vernal pools or federally protected wetland resources within the area of disturbance or on nearby properties that would be impacted by the project. Therefore, there would be *no impact*.

- (d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife Corridors

Wildlife corridors and habitat connectivity are important for the movement of wildlife between different populations and habitats. Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations (Beier and Loe 1992).

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The Study Area is surrounded by urban development to the north, south and east. Therefore, the Project does not introduce significant features that would be expected to affect wildlife movement through surrounding natural habitats and impacts to wildlife movement are considered *less than significant*.

Migratory Nesting Birds and Sensitive Avian Species

Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take (as defined therein) of all native birds and their active nests, including raptors and other migratory non-game birds (as listed under the Federal MBTA). Native bird species, protected under the MBTA are likely to nest within the Study Area during the nesting season (generally March 1 through August 15).

The retention of the two large valley oak trees on the southwest corner, retention of the two coast live oak trees on the northwest corner, and proposed planting of seven valley oaks and other landscaping trees and shrubs, would continue to provide nesting, foraging, and roosting habitat for resident and migratory birds. However, vegetation and tree removal (clearing and grubbing) during the nesting season for birds could result in the destruction of active bird's nests. Destruction of active nests is prohibited by the Fish and Game Code of California Sections 3503 and 3503.1 (raptors specifically). As such, this could be considered a potentially significant impact. Therefore, with implementation of Mitigation Measure BIO-1, these impacts are considered *less than significant with mitigation*.

- (e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Impacts to, or removal of, mature oak trees (i.e., greater than six inches in diameter at breast height [DBH]) or oak woodland habitat is evaluated under CEQA. As a CEQA Lead Agency, the County of San Luis Obispo currently applies a 4:1 mitigation ratio for removed trees and a 2:1 mitigation ratio for impacted trees. Impacts to oak trees may include trimming, compaction, or excavation within the critical root zone and placement of year-round or summer watering within the critical root zone. trimming and/or disturbance within the critical root zone of several trees may be required. Impacts to and removal of individual oak trees and oak woodland habitat are protected under CEQA via Senate Bill 1334 (Kuehl Bill) and California Public Resources Code 21083.4.

Two valley oak trees are proposed to be removed from the planted zone along the northern property boundary. These trees are relatively small and have a trunk diameter of less than six inches at breast height. Therefore, these impacts are considered *less than significant*.

- (f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project is not located within an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would not conflict with the provisions of an adopted plan and there would be *no impact*.

Conclusion

Given the small project size, urbanized surroundings, and the absence of special-status plant or wildlife species, impacts on biological resources could be considered to be less than significant. Upon

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implementation of mitigation measures BIO-1 through BIO-14 potential impacts to biological resources would be *less than significant*.

Mitigation

BIO-1 Protection of Migratory and Nesting Bird Habitat. Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside the nesting season of birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected within the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less than significant level.

Sources

Provided in Exhibit A.

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V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Setting

San Luis Obispo County possesses a rich and diverse cultural heritage and has an abundance of historic and prehistoric cultural resources dating as far back as 9,000 B.C. The County protects and manages cultural resources in accordance with the provisions detailed by CEQA and local ordinances.

As defined by CEQA, a historical resource includes:

1. A resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR).
2. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant. The architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural records of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

The COSE identifies and maps anticipated culturally sensitive areas and historic resources within the county and establishes goals, policies, and implementation strategies to identify and protect areas, sites, and buildings having architectural, historical, Native American, or cultural significance.

The project site has been the subject of four archaeological investigations. Charles Dill conducted a surface survey of the site in February 1991 in conjunction with a proposed subdivision (Tract 2057). Mr. Dill performed a follow-up surface survey in November, 1992. In 1998 a Phase I surface survey of the site was conducted by Thor Conway of Heritage Discoveries. And lastly, in response to consultation with tribal leaders in 2025, a fourth Phase I investigation of the project site was conducted by Central Coast Archaeological Consultants in January, 2026. None of these studies identified any historical or cultural resources associated with the project site. All four studies are incorporated herein by reference and are available for review in their entirety at the Department of Planning and Building located at 976 Osos Street, San Luis Obispo.

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Discussion

- (a) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

The project site has no structures or other improvements and is not associated with an important historical location or event as defined by section 15064.5. In addition, a Phase I survey conducted in January, 2026 (Central Coast Archaeological Consultants) included a records search for historical and archaeological resources associated with the site and the area. No resources or sites were identified for the project site or in the vicinity. Therefore, the project would result in *no impacts* associated with an adverse change in the significance of an historical resource.

- (b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

As discussed above, the project site has been the subject of four archaeological surveys for cultural resources and all four came back negative. In addition, the project site does not possess any natural or human-produced features that are normally associated with the native peoples of the central coast of California. The two large valley oak trees and two live oaks to be retained on the project site are considered sensitive tribal resources; the smaller trees to be removed along the street frontage are considered incidental and do not qualify for replacement under the County's oak tree mitigation ordinance. The site is not subject to the Archaeology combining designation and, according to the most recent survey, there are no known resources on surrounding properties.

There is always the possibility, however remote, that significant cultural resources could lie buried below the surface. Therefore, if artifacts, burials, or other indicators of significant cultural resources are encountered during grading or other earth-moving construction activities, work should stop immediately and a qualified archaeologist should be called to the site to evaluate the find and suggest mitigation measures, if necessary.

Based on the preceding analysis, impacts related to a substantial adverse change in the significance of archaeological resources would be *less than significant*.

- (c) *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Based on existing conditions, and the findings of previous archaeological surveys of the project site, buried human remains are not expected to be present in the area proposed for development. Nonetheless, in the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code Section 7050.5 and LUO 22.10.040 (Archaeological Resources) require that no further disturbances shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5 and County LUO, impacts related to the unanticipated disturbance of archaeological resources and human remains would be reduced to less than significant; therefore, potential impacts would be *less than significant*.

Conclusion

No historic or cultural resources are present on the project site. Adherence with County LUO standards and State Health and Safety Code procedures would reduce potential impacts. Accordingly, impacts related to a substantial adverse change in the significance of archaeological resources would be *less than significant*.

Mitigation

None required.

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Sources

Provided in Exhibit A.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
(a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		☐	☒	☐
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		☐	☒	☐

Setting

The Pacific Gas & Electric Company (PG&E) is the primary electricity provider for urban and rural communities within San Luis Obispo County. Approximately 38% of electricity provided by PG&E is sourced from renewable sources and an additional 43% is sourced from non-renewable GHG-free resources (PG&E 2024).

PG&E offers two programs through which consumers may purchase electricity from renewable sources: the Solar Choice program and the Regional Renewable Choice program. Under the Solar Choice program, a customer remains on their existing electric rate plan and pays a modest additional fee on a per kilowatt-hour (kWh) basis for clean solar power. The fee depends on the type of service, rate plan, and enrollment level. Customers may choose to have 50% or 100% of their monthly electricity usage to be generated via solar projects. The Regional Renewable Choice program enables customers to subscribe to renewable energy from a specific community-based project within PG&E's service territory. The Regional Renewable Choice program allows a customer to purchase between 25% and 100% of their annual usage from renewable sources.

The Southern California Gas Company (SoCalGas) is the primary provider of natural gas for urban and rural communities within San Luis Obispo County. SoCalGas has committed to replacing 20% of its traditional natural gas supply with renewable natural gas by 2030 (Sempra 2019).

Local Energy Plans and Policies

The COSE establishes goals and policies that aim to reduce vehicle miles traveled (VMT), conserve water, increase energy efficiency and the use of renewable energy, and reduce GHG emissions. This element provides the basis and direction for the development of the County's EnergyWise Plan (EWP), which outlines in greater detail the County's strategy to reduce government and community-wide GHG emissions through a

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number of goals, measures, and actions, including energy efficiency and development and use of renewable energy resources.

State Building Code Requirements

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the *2025 Building Energy Efficiency Standards*. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements. While the CBC has strict energy and green-building standards, U-occupancy structures (such as greenhouses used for cultivation activities) are typically not regulated by these standards.

Vehicle Fuel Economy Standards

In October 2012, the U.S. Environmental Protection Agency (EPA) and the National Highway Traffic Safety Administration (NHTSA), on behalf of the Department of Transportation, issued final rules to further reduce GHG emissions and improve corporate average fuel economy (CAFE) standards for light duty vehicles for model years 2017 and beyond. NHTSA's CAFE standards have been enacted under the Energy Policy and Conservation Act since 1978. This national program requires automobile manufacturers to build a single light-duty national fleet that meets all requirements under both federal programs and the standards of California and other states. This program would increase fuel economy to the equivalent of 54.5 miles per gallon (mpg) limiting vehicle emissions to 163 grams of carbon dioxide (CO₂) per mile for the fleet of cars and light-duty trucks by the model year 2025.

As part California's overall approach to reducing pollution from all vehicles, the California Air Resources Board (CARB) has established standards for clean gasoline and diesel fuels and fuel economies of new vehicles. CARB has also put in place innovative programs to drive the development of low-carbon, renewable, and alternative fuels such as their Low Carbon Fuel Standard (LCFS) Program pursuant to California Assembly Bill (AB) 32 and the Governor's Executive Order S-01-07.

In January 2012, CARB approved the Advanced Clean Cars Program which combines the control of Greenhouse Gas (GHG) emissions and criteria air pollutants, as well as requirements for greater numbers of zero-emission vehicles, into a single package of standards for vehicle model years 2017 through 2025. The new rules strengthen the GHG standard for 2017 models and beyond. This will be achieved through existing technologies, the use of stronger and lighter materials, and more efficient drivetrains and engines. The program's zero-emission vehicle regulation, the Advanced Clean Cars II rule, establishes a year-by-year roadmap so that by 2035 100% of new cars and light trucks sold in California will be zero-emission vehicles, including plug-in hybrid electric vehicles. The regulation realizes and codifies the light-duty vehicle goals set forth in Governor Newsom's Executive Order N-79-20.

The program also includes a clean fuels outlet regulation designed to support the commercialization of zero-emission hydrogen fuel cell vehicles planned by vehicle manufacturers by 2015 by requiring increased numbers of hydrogen fueling stations throughout the state. The number of stations will grow as vehicle

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manufacturers sell more fuel cell vehicles. By 2025, when the rules will be fully implemented, the statewide fleet of new cars and light trucks will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions than the statewide fleet in 2016 (CARB 2016).

All self-propelled off-road diesel vehicles 25 horsepower (hp) or greater used in California and most two-engine vehicles (except on-road two-engine sweepers) are subject to the CARB's Regulation for In-Use Off-Road Diesel Fueled Fleets (Off-Road regulation). This includes vehicles that are rented or leased (rental or leased fleets). The overall purpose of the Off-Road regulation is to reduce emissions of oxides of nitrogen (NO_x) and particulate matter (PM) from off-road diesel vehicles operating within California through the implementation of standards including, but not limited to, limits on idling, reporting and labeling of off-road vehicles, limitations on use of old engines, and performance requirements.

Discussion

- (a) *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- (b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Construction Activities

During construction activities, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary in nature and would be typical of other similar construction activities in the county. Based on the size and scope of proposed earthwork and building construction, the project would not have the potential to result in adverse environmental impacts through its use of diesel fuel for construction equipment, except as it relates to diesel exhaust (See Section III Air Quality). In addition, project contractors save costs by avoiding the wasteful, inefficient, or unnecessary consumption of energy resources, such as idling. Therefore, potentially significant environmental impacts associated with the consumption of energy resources during construction would be avoided and project construction activities would not result in a conflict with a state or local plan for renewable energy or energy efficiency. Therefore, project construction impacts associated with energy use would be *less than significant*.

Project Operations

Electricity and Natural Gas Use. There are no occupied buildings or accessory structures on the project site. The project's operational electricity needs would be met by a connection to PG&E infrastructure. Natural gas is provided by PG&E.

The CBC 2022 Building Energy Efficiency Standards include mandatory energy efficiency standards. A new hotel is subject to compliance with these standards. Lastly, the buildings will be required to comply with the relevant provisions of the 2022 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.

Therefore, project impacts associated with electricity and natural gas use are considered *less than significant* and *less than cumulatively considerable*.

Fuel Use. Ongoing operation of the project would result in fuel use associated with motor vehicle trips generated by hotel occupancy and employees. All vehicles used by guests and employees would be subject to applicable state and federal fuel economy standards and State-mandated smog inspections.

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Based on adherence to applicable state and federal vehicle fuel regulations and the size and scope of proposed activities, project fuel use would not result in a potentially significant environmental impact and would not be wasteful, inefficient, or unnecessary.

Therefore, potential impacts associated with potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources and potential conflict with state or local plans regarding renewable energy or energy efficiency would be *less than significant*, and *less than cumulatively considerable*.

Conclusion

The project would not result in a potentially significant energy demand and inefficient energy use during long-term operations that would be considered wasteful, inefficient and unnecessary. Potential impacts related to energy would be *less than significant* and *less than cumulatively considerable*.

Mitigation

None are required.

Sources

Provided in Exhibit A.

Initial Study – Environmental Checklist

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
(ii) Strong seismic ground shaking?	☐	☐	☒	☐
(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
(iv) Landslides?	☐	☐	☒	☐
(b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Setting

The project site consists of a vacant, rectangular-shaped parcel of 3.51 acres located on N. Main Street south of Highway 101 within the unincorporated community of Templeton (Figure 2). Topography of the site consists of flat to gently sloping terrain covered with annual non-native grasses and four mature oak trees. There are no ephemeral drainages associated with the site. However, Toad Creek is located about 0.2 miles to the west. Soils of the project site are described in Section II. Agricultural Resources, and consist of *Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes*. There are no rock outcroppings or other geologic features.

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) is a California state law that was developed to regulate development near active faults and mitigate the surface fault rupture potential and other hazards. The Alquist-Priolo Act identifies active earthquake fault zones and restricts the construction of habitable structures over known active or potentially active faults. San Luis Obispo County is located in a geologically complex and seismically active region. The Safety Element of the County of San Luis Obispo General Plan identifies three active faults that traverse through the county and are currently zoned under the Alquist-Priolo Act: the San Andreas, the Hosgri-San Simeon, and the Los Osos.

The County Safety Element also identifies 17 other faults that are considered potentially active or have uncertain fault activity. The Safety Element establishes policies that require new development to be located away from active and potentially active faults. The element also requires that the County enforce applicable building codes relating to seismic design of structures and require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the Uniform Building Code. The nearest potentially capable fault line is the Rinconada fault located approximately 1.5 miles to the east.

The County LUO identifies a Geologic Study Area (GSA) combining designation for areas where geologic and soil conditions could present new developments and/or their occupants with potential hazards to life and property. The project site is not located within a Geologic Study Area (GSA) combining designation. According to maps included in the Safety Element, the project site is located in an area with a low risk of landslides and a low liquefaction potential.

The project site is located on early to late Pleistocene alluvial deposits.

The project application materials include a preliminary grading and drainage plan (Figure 10) prepared by North Coast Engineering in May, 2024. That study is incorporated by reference and available for review in its entirety at the Department of Planning and Building located at 976 Osos Street, San Luis Obispo.

Initial Study – Environmental Checklist

Discussion

- (a) *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- (a-i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The project site is not located within an Alquist-Priolo Fault Hazard Zone. The potential for ground rupture at the site during ground shaking is considered low. The closest known Quaternary age fault is the Rinconada fault located approximately 1.5 miles to the east which is considered potentially active but does not underlie the project site. Therefore, there will be *no impact* related to the rupture of a known earthquake fault.

- (a-ii) *Strong seismic ground shaking?*

Groundshaking refers to the motion that occurs in response to local and regional earthquakes. Seismic groundshaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition.

The most detailed mapping and characterization of regional faults capable of generating sufficient ground motion within the region has been conducted for Pacific Gas and Electric as a part of the Long Term Seismic Studies for Diablo Nuclear Power Plant. These studies identify the Hosgri-San Simeon fault zone (5 mile distance) and the San Andreas fault zone (50 mile distance), both strike-slip type faults, as the primary sources of ground shaking for the Diablo Canyon Nuclear Power Plant. The Hosgri-San Simeon fault is projected to have a maximum credible earthquake of M 8.3 but the more characteristic earthquakes would range from 6 to 7.3 (PGE, 2015).

All new structures constructed on the project site will be subject to the seismic risk standards of the CBC and other applicable standards to ensure the effects of a potential seismic event would be minimized through compliance with current engineering practices and techniques. Implementation of the project in compliance with relevant construction codes would not expose people or structures to significant increased risks associated with seismic ground shaking; therefore, impacts would be *less than significant*.

- (a-iii) *Seismic-related ground failure, including liquefaction?*

Based on the Safety Element Liquefaction Hazards Map, the project site is located in an area with a low potential for liquefaction.

In addition, the project would be required to comply with CBC seismic requirements to address the site's potential for seismic-related ground failure including liquefaction; therefore, the potential impacts would be *less than significant*.

- (a-iv) *Landslides?*

Based on the Safety Element Landslide Hazards Map the project site is located in an area with a low potential for landslides. Furthermore, no evidence of previous landslides was observed at the site. Therefore, the potential impacts would be *less than significant*. In addition, the project will be conditioned to comply with CBC building requirements.

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(b) *Result in substantial soil erosion or the loss of topsoil?*

The project would result in approximately 3.51 acres of site disturbance and would require 2,960 cy of cut, and 3,980 cy of fill. During site preparation and grading/leveling activities, there would be a potential for erosion to occur. According to the referral response from the Building Division (e-mail of July 21, 2025) the project is located within the County Municipal Stormwater Management Area and compliance with the Central Coast Post-Construction Requirements will be required. As stated in the setting, the project application materials include a preliminary stormwater control plan (Figure 10) that includes drainage collection, storage and conveyance infrastructure to ensure runoff does not cause erosion or adversely impact the quality of downstream surface or groundwater bodies.

Section 22.51.120 of the LUO requires any project that would change the runoff volume or velocity leaving any point of the site, result in an impervious surface of more than 20,000 square feet, or involve hillside development on slopes steeper than 10 percent to prepare and implement a sedimentation and erosion control plan. LUO Section 22.51.120 includes requirements for specific erosion control materials and states that Best Management Practices (BMPs) shall be employed to control sedimentation and erosion. These mandatory BMPs are set forth in LUO Section 22.52.150 B. and C. and may include, but are not limited to the following:

- Minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways);
- Directing runoff from roofs and drives to vegetative strips before it leaves the site;
- Managing runoff on the site (e.g., percolation basins); and other Low Impact Design (LID) techniques.
- The installation of vegetated roadside drainage swales shall be encouraged and, if used, calculated into BMP requirements.
- The combined set of BMPs shall be designed to treat and infiltrate stormwater runoff up to and including the 85th percentile storm event.
- The BMPs shall include measures to minimize post-development loadings of total suspended solids.

Compliance with these mandatory BMPs will ensure water quality is protected from potential impacts associated with the construction and occupancy of the project. The plans will be reviewed by the County Building and Public Works Departments to ensure compliance.

In addition, the project may be subject to Regional Water Quality Control Board (RWQCB) requirements for preparation of a Storm Water Pollution Prevention Plan (SWPPP) (LUO Section 22.52.130), which may include the preparation of a Storm Water Control Plan to further minimize on-site erosion. Upon implementation of the recommended BMPs, impacts related to soil erosion would be *less than significant*.

(c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

As discussed above under item a-iv, based on the Safety Element Landslide Hazards Map, the project site is located in an area with a low landslide risk.

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Based on the Safety Element and U.S. Geological Survey (USGS) data, the project is not located in an area of historical or current land subsidence (USGS 2019) and is located in an area with low potential for liquefaction risk. Due to the distance to the nearest active fault zone and topography of the project site, lateral spreading is not likely to occur on-site.

The project will be conditioned to comply with the CBC standards designed to significantly reduce potential risks associated with unstable earth conditions. Therefore, impacts related to on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse would be *less than significant*.

- (d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

According to the NRCS, soils underlying the area of have a low shrink-swell potential. The project will be required to comply with applicable CBC standards designed to reduce potential risks associated with expansive soils. Therefore, potential impacts associated with expansive soil would be *less than significant with mitigation*.

- (e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

The project is within the service area of the wastewater collection, treatment and disposal system operated by the Templeton Community Services District. Therefore, the project will have *no impact* associated soils incapable of adequately supporting the use of septic tanks.

- (f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The underlying geologic material is considered to have low to moderate paleontological sensitivity (County of Monterey 2014, SWCA Environmental Consultants 2019). Potential impacts to paleontological resources would be *less than significant*.

Conclusion

The project site is not subject to significant geologic hazards such as landslides and shallow groundwater. Based on the preceding analysis, compliance with the relevant provisions of the CBC will reduce impacts associated with geology and geologic hazards to *less than significant*.

Mitigation

None are required.

Sources

Provided in Exhibit A.

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VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting

Greenhouse gasses (GHGs) are any gases that absorb infrared radiation in the atmosphere. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. These are most commonly emitted through the burning of fossil fuels (oil, natural gas, and coal), agricultural practices, decay of organic waste in landfills, and a variety of other chemical reactions and industrial processes (e.g., the manufacturing of cement). Carbon dioxide (CO₂) is the most abundant GHG and is estimated to represent approximately 80–90% of the principal GHGs that are currently affecting the earth's climate. According to the California Air Resources Board (CARB), transportation (vehicle exhaust) and electricity generation are the main sources of GHGs in the state.

In October 2008, the CARB published the *Climate Change Proposed Scoping Plan*, which is the state's plan to achieve GHG reductions in California required by Assembly Bill (AB) 32. The Scoping Plan included CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations were associated with improving emissions standards for light-duty vehicles, implementing the Low Carbon Fuel Standard program, implementation of energy efficiency measures in buildings and appliances, the widespread development of combined heat and power systems, and developing a renewable portfolio standard for electricity production.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the state's GHG reduction goals and require CARB to regulate sources of GHGs to meet the following goals:

- Reduce GHG emissions to 1990 levels by 2020;
- Reduce GHG emissions to 40% below 1990 levels by 2030;
- Reduce GHG emissions to 80% below 1990 levels by 2050.

The initial Scoping Plan was approved by CARB on December 11, 2008, and is updated every 5 years. The first update of the Scoping Plan was approved by the CARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030–2035) toward reaching the 2050 goals. The most recent update released by CARB is the 2017 Climate Change Scoping Plan, which was released in November 2017. The 2017 Climate Change Scoping Plan incorporates strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO S-3-05.

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When assessing the significance of potential impacts for CEQA compliance, an individual project's GHG emissions will generally not result in direct significant impacts because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation. Accordingly, in March 2012, the SLOAPCD approved thresholds for GHG impacts which were incorporated into their 2012 CEQA Air Quality Handbook. The Handbook recommended applying a 1,150 MTCO₂e per year Bright Line Threshold for commercial and residential projects and included a list of general land uses and estimated sizes or capacities of uses expected to exceed this threshold. According to the SLOAPCD, this threshold was based on a 'gap analysis' and was used for CEQA compliance evaluations to demonstrate consistency with the state's GHG emission reduction goals associated with AB32 and the 2008 Climate Change Scoping Plan which have a target year of 2020. However, in 2015, the California Supreme Court issued an opinion in the case of *Center for Biological Diversity vs California Department of Fish and Wildlife* ("Newhall Ranch") that determined that AB 32 based thresholds derived from a gap analysis are invalid for projects with a planning horizon beyond 2020. Since the bright-line and service population GHG thresholds in the Handbook are AB 32 based, and project horizons are now beyond 2020, the SLOAPCD no longer recommends the use of these thresholds in CEQA evaluations.

In 2023, the SLOAPCD released an update to these thresholds with their *2023 Administrative Update Version to APCD Board Adopted April 2012 Version*. These updated thresholds were developed by creating updated GHG emissions inventories for 2005 and 2018 for the incorporated cities and unincorporated areas in SLO county to consider whether jurisdictions were on track with the AB 32 GHG reduction target. Then, target GHG emissions for SLO county in 2020, 2030, and 2045 were calculated to be consistent with reduction targets specified in AB 32, SB 32, and AB 1279. Thresholds for the years in between those evaluated were linearly interpolated, and annual GHG efficiency thresholds were adjusted to factor in GHG reductions needed for new development using information from the City of SLO's 2020 qualified Climate Action Plan's Appendix C – CEQA GHG Emissions Thresholds and Guidance. A project's initial operating year should be used to determine which of the updated GHG Bright Line Thresholds for new residential, commercial, and mixed-use development is applicable to the project. For projects with an initial operating year of 2030 or earlier, GHG emissions at or below the applicable threshold for that year are contributing to the state's SB 32 GHG reduction target. For projects with an initial operational year after 2030, GHG emissions at or below the applicable threshold for that year are contributing to the state's AB 1279 target of reaching carbon neutrality by 2045. Table 6 shows the GHG Bright-Line Thresholds for projects with an initial operating year between 2023 and 2030.

Table 6 -- San Luis Obispo County Bright-Line CEQA GHG Thresholds Between 2023 and 2030 for Residential, Commercial, and Mix-use Development Projects

Year	2023	2024	2025	2026	2027	2028	2029	2030
GHG Bright-Line Thresholds (MT/Yr)	980	930	880	830	780	740	690	650

If the lead agency determines that a proposed project's operational phase GHG emissions are below the applicable threshold, then the project's GHG impacts would be deemed less than significant and consistent with state and local GHG reduction goals.

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EnergyWise Plan

The County Energy Wise Plan (EWP) identifies changes that could occur in the County as a result of climate change, provides an inventory of GHG emissions in the County, and establishes a GHG emissions forecast and reduction targets for the County. This plan identifies strategies to reduce the county's GHG emissions by 15% below the baseline year of 2006 by the year 2020. This goal is consistent with Assembly Bill 32. The inventory denotes municipal and community-wide emissions caused by a range of activities in 2006, including transportation, waste, agriculture, energy, and aircraft-related activities. The EWP includes an Implementation Program that provides a strategy for action with specific measures and steps to achieve the identified GHG reduction targets including, but not limited to, the following:

- Encourage new development to exceed minimum Cal Green requirements;
- Require a minimum of 75% of nonhazardous construction and demolition debris generated on site to be recycled or salvaged;
- Continue to implement strategic growth strategies that direct the county's future growth into existing communities and to provide complete services to meet local needs;
- Continue to increase the amount of affordable housing in the County, allowing lower-income families to live closer to jobs and activity centers, and providing residents with greater access to transit and alternative modes;
- Reduce potable water use by 20% in all newly constructed buildings by using the performance method provided in the California Green Building Code;
- Require use of energy-efficient equipment in all new development;
- Minimize the use of dark materials on roofs by requiring roofs to achieve a minimum solar reflectivity index of 10 for high-slope roofs and 68 for low-slope roofs; and
- Use light-colored aggregate in new road construction and repaving projects adjacent to existing cities.

In 2016 the County published the EnergyWise Plan 2016 Update, which describes changes and modifications to the EnergyWise plan. These modifications include a summary of the progress made toward implementing measures in the 2011 EWP, overall trends in energy use and emissions since the baseline year of the inventory (2006), and the addition of implementation measures intended to provide a greater understanding of the County's emissions status.

Discussion

- (a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The California Energy Emissions Model (CalEEMod, 2022) was utilized to estimate the project's annual construction related and operational carbon dioxide equivalent emissions in metric tons (MTCO₂e; Table 7). The estimated emissions were then compared with the interim thresholds to determine significance.

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Table 7 – Operational GHG Emissions

Project Component	Quantity	Annual CO ₂ Emissions (MT/year) Without Mitigation ¹		Total Estimated Projected Annual CO ₂ Emissions (MT/year) Without Mitigation ¹
		Construction	Operations	
Hotel Guest Suites	60	486 ²	141	627

Sources: County of San Luis Obispo Department of Planning and Building, 2023, CalEEMOD version 2022

Notes:

1. CalEEMOD CalEEMOD version 2022.
2. Construction emissions are temporary for the duration of construction activities and do recur during operation of the use.

As shown in Table 7, project-related GHG emissions will be below the 740 MTCO₂e interim threshold for a completion year of 2028. As stated above, a project estimated to generate less than the targeted GHG emissions in MMTCO₂e for the buildout year is assumed to have a less than significant adverse impact that is not cumulatively considerable and consistent with the GHG reduction objectives of AB32 and SB32.

Therefore, potential impacts associated with GHG emissions would be *less than significant and less than cumulatively considerable*.

- (b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Energy inefficiency contributes to higher GHG emissions which in turn may conflict with the following state and local plans for energy efficiency.

2011 EnergyWise Plan (EWP). As discussed above, the County of San Luis Obispo EnergyWise plan (EWP), adopted in 2011, serves as the County's GHG reduction strategy. The GHG-reducing policy provisions contained in the EWP were prepared for the purpose of complying with the requirements of AB 32 and achieving the goals of the AB 32 Scoping Plan, which have a horizon year of 2020. The policy provisions are divided into community-wide measures and measures aimed at reducing GHG emissions associated with County operations. The GHG reduction measures contained in the EWP are generally programmatic and intended to be implemented at the community level. Measure No. 7. encourages energy efficient new development and provides incentives for new development to exceed Cal Green energy efficiency standards. The following is a summary of project consistency with the relevant supporting actions identified in the EWP for promoting energy efficiency in new development.

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Supporting Action	Project Consistency
Require the use of energy-efficient equipment in all new development, including but not limited to Energy Star appliances, high-energy efficiency equipment, heat recovery equipment, and building energy management systems.	All new energy using fixtures will satisfy current energy efficiency requirements.
Encourage new projects to provide ample daylight within the structure through the use of lighting shelves, exterior fins, skylights, atriums, courtyards, or other features to enhance natural light penetration.	The proposed hotel buildings will be subject to current building codes relating to energy efficiency.
Minimize the use of dark materials on roofs by requiring roofs to achieve a minimum solar reflectivity index (SRI) of 10 for high-slope roofs and 64 for low-slope roofs (CALGreen 5.1 Planning and Design).	

San Luis Obispo County 2023 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). The 2023 RTP, which was adopted by the SLOCOG Board in June 2023, provides a collective vision for the region's future balancing transportation and housing needs with social, economic, and environmental goals. The Plan identified and tested growth scenarios to accommodate the coming 42,000 new people, 18,000 new homes, and 18,000 new jobs. The plan helps guide future planning efforts and policy decisions that affect transportation, including its relationship with housing and land use that will reduce greenhouse gas emissions in our region. The 2023 RTP provides recommendations to help cities and the County of San Luis Obispo make important decisions about transportation, housing, and land-use. The 2023 RTP provides forward looking recommendations out to 2045 because many local government decisions will influence the region's long-term growth and development over the coming decades.

The RTP includes the region's Sustainable Communities Strategy and outlines how the region will meet or exceed its GHG reduction targets by creating more compact, walkable, bike-friendly, transit-oriented communities, preserving important habitat and agricultural areas, and promoting a variety of transportation demand management and system management tools and techniques to maximize the efficiency of the transportation network. The RTP and SCS provide guidance for the development and management of transportation systems county-wide to help achieve, among other objectives, GHG reduction goals. The RTP/SCS recommend strategies for community planning such as encouraging mixed-use, infill development that facilitate the use of modes of travel other than motor vehicles. The project consists of an infill hotel development with urban utilities within the community of Templeton and in this sense can be considered consistent with aspects of the SCS that encourage infill development.

Although the project includes the development of a commercial use that would be open to the public, land use planning strategies such as mixed-use development would generally not be applicable. The project would result in the construction and occupancy of a 60 unit hotel that would typically be occupied by one to two people per suite and would employ between 5 – 10 employees. Therefore the project would not significantly affect the local area's jobs/housing balance.

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California Air Resources Board (CARB) 2022 Scoping Plan. Pursuant to AB 32, the California Air Resources Board (CARB or Board) prepared and adopted the initial Scoping Plan to “identify and make recommendations on direct emissions reductions measures, alternative compliance mechanisms, market-based compliance mechanisms, and potential monetary and non-monetary incentives” in order to achieve the 2020 goal, and to achieve “the maximum technologically feasible and cost-effective GHG emissions reductions” by 2020 and maintain and continue reductions beyond 2020. AB 32 requires CARB to update the Scoping Plan at least every five years.

The 2022 Climate Change Scoping Plan recommends strategies to achieve carbon neutrality by 2045 or earlier, outlining a technologically feasible, cost-effective, and equity-focused path to achieve the state’s climate target. The 2022 plan, addressing recent legislation and direction from Governor Newsom, extends and expands upon earlier scoping plans with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045. The 2022 plan also takes the unprecedented step of adding carbon neutrality as a science-based guide and touchstone for California’s climate work. The plan outlines how carbon neutrality can be achieved by taking steps to reduce GHGs to meet the anthropogenic emissions target and by expanding actions to capture and store carbon through the state’s natural and working lands and using a variety of mechanical approaches.

The strategies described in the 2022 Scoping Plan are programmatic and intended to be implemented state-wide and industry-wide. They are therefore not applicable at the level of an individual project. However, as discussed in Section XVII. Transportation, the project is not expected to generate a significant increase in construction-related or operational traffic trips or Vehicle Miles Traveled (VMT) which is consistent with Scoping Plan strategies for reducing vehicle miles traveled. Overall, the project would have a *less than significant impact* relating to consistency with adopted plans and policies aimed at reducing GHG emissions.

Conclusion

GHG emissions would be *less than significant and less than cumulatively considerable* and consistent with plans adopted to reduce GHG emissions.

Mitigation

None are required.

Sources

Provided in Exhibit A.

Initial Study – Environmental Checklist

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

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Setting

The Hazardous Waste and Substances Site List (Cortese List), which is a list of hazardous materials sites compiled pursuant to California Government Code (CGC) Section 65962.5, is a planning document used by the state, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. The project is not located in an area of known hazardous material contamination and is not on a site listed on the Cortese List (State Water Resources Control Board [SWRCB] 2021; California Department of Toxic Substance Control [DTSC] 2021).

The County has adopted general emergency plans for multiple potential natural disasters, including the Local Hazard Mitigation Plan, County Emergency Operations Plan, Earthquake Plan, Dam and Levee Failure Plan, Hazardous Materials Response Plan, County Recovery Plan, and the Tsunami Response Plan.

The California Health and Safety Code provides regulations pertaining to the abatement of fire-related hazards and requires that local jurisdictions enforce the CBC, which provides standards for fire resistive building and roofing materials, and other fire-related construction methods. The Safety Element of the County of San Luis Obispo General Plan provides a Fire Hazard Zones Map that indicates unincorporated areas in the county within moderate, high, and very high fire hazard severity zones. The project is located within the State Responsibility Area. Based on the Safety Element map of response times, it would take approximately less than 5 minutes to respond to a call regarding fire or life safety. For more information about fire-related hazards and risk assessment, see Section XX, Wildfire.

The project site is not located within an Airport Review Area.

Discussion

- (a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Construction activities may involve the use of oils, fuels, and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by DTSC (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations. In addition, compliance with best management practices (BMPs) for the use and storage of hazardous materials would also address impacts. These BMPs may include, but are not limited to, the following:

- Determining whether a product constitutes a hazardous material in accordance with federal and state regulations;
- Properly characterizing the physical properties, reactivity, fire and explosion hazards of the various materials;
- Using storage containers that are appropriate for the quantity and characteristics of the materials;
- Properly labeling of containers and maintaining a complete and up to date inventory;
- Ongoing inspection and maintenance of containers in good condition;
- Proper storage of incompatible, ignitable and/or reactive wastes;

Project operations would involve the intermittent use of small amounts of household hazardous materials such as fertilizer and pesticides that are not expected to be acutely hazardous.

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The project will be conditioned to comply with all applicable fire protection standards as determined by CAL FIRE, including, but not limited to, preparation of a fire safety plan. Compliance with the Uniform Fire Code and the recommendations of CalFIRE will ensure that potential impacts associated with hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials would be *less than significant*.

- (b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Oils, gasoline, lubricants, fuels, and other potentially hazardous substances would be used and temporarily stored onsite during construction activities. A spill or leak of these materials under accident conditions during construction activities could create a potentially significant hazard to the surrounding environment including Toad Creek and the multi-family residential development to the east. Mitigation measures HAZ-1 and HAZ-2 have been recommended to reduce potential impacts associated with upset or accident conditions during project construction.

Through required compliance with these standards and mitigation measures, potential operational hazards associated with the use of ethanol onsite would be effectively minimized. Therefore, potential impacts associated with hazards to the public or the environment through reasonably foreseeable upset or accident conditions would be *less than significant with mitigation*.

- (c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The closest school facility is located approximately 2.2 miles to the south of the project site. Therefore, the project site is not located within 0.25 mile of an existing or proposed school; therefore, *no impacts* would occur.

- (d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Based on the California DTSC's Envirostor and SWRCB's GeoTracker, the project site is not listed on, nor is it located in close proximity to, a site listed on the Cortese List, which is a list of hazardous materials sites compiled pursuant to CGC Section 65962.5; therefore, *no impacts* would occur.

- (e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The nearest airstrip in proximity to the project site is the Paso Robles Airport located approximately 8 miles to the northeast. The project site is not located within an Airport Review designation or adjacent to a private airstrip. The project site is not located within or adjacent to an airport land use plan or within 2 miles of a public airport or private airstrip; therefore, *no impacts* would occur.

- (f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project may require temporary road closures to construct the water line, wastewater and storm drain connections. However, any road closures would be required to be designed to accommodate emergency vehicle access. The project would not impair implementation or physically interfere with County hazard mitigation or emergency plans; therefore, impacts would be *less than significant*.

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- (g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The project is within the community of Templeton and about 1.5 miles from the Templeton Fire Station. The project will be conditioned to implement building and site improvements in accordance with the Fire Code, as determined by the Templeton Fire Department. Therefore, potential impacts associated with exposure of people or structures to significant risk involving wildland fires would be *less than significant*.

Conclusion

The project may include the use of potentially hazardous materials during construction. Mitigation measures have been identified below to reduce potential impacts associated with routine transport, use, and disposal of these materials, as well as potential hazards associated with upset and accident conditions and wildland fire risk. Upon implementation of measures HAZ-1 and HAZ-2, potential impacts associated with hazards and hazardous materials would be *less than significant with mitigation*.

Mitigation

- HAZ-1 Equipment Maintenance and Refueling.** During all construction activities, the cleaning, refueling, and maintenance of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to all Best Management Practices applicable to attaining zero discharge of stormwater runoff. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- HAZ-2 Spill Response Protocol.** During all construction activities, all project-related spills of hazardous materials shall be cleaned up immediately. Appropriate spill prevention and cleanup materials shall be onsite at all times during construction.

Sources

Provided in Exhibit A.

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X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(iv) Impede or redirect flood flows?	☐	☐	☐	☒
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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Setting

Topography of the site consists of flat to gently sloping terrain covered with annual non-native grasses and four mature oak trees.

The RWQCB's Water Quality Control Plan for the Central Coast Basin (Basin Plan; RWQCB 2017) describes how the quality of surface water and groundwater in the Central Coast Region should be managed to provide the highest water quality reasonably possible. The Basin Plan outlines the beneficial uses of streams, lakes, and other water bodies for humans and other life. There are 24 categories of beneficial uses, including, but not limited to, municipal water supply, water contact recreation, non-water contact recreation, and cold freshwater habitat. Water quality objectives are then established to protect the beneficial uses of those water resources. The RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose discharges can affect water quality.

In accordance with the LUO, a project that would change the runoff volume or velocity leaving any point of the site, result in an impervious surface of more than 20,000 square feet, or involve hillside development on slopes steeper than 10 percent is required to prepare a drainage plan for review and approval by the County. A drainage plan is not required where grading is exclusively for an exempt agricultural structure, crop production, or grazing. The LUO also requires the preparation of an erosion and sedimentation control plan for all construction and grading permit projects and site disturbance activities of one-half acre or more in geologically unstable areas, on slopes steeper than 30 percent, on highly erodible soils, or within 100 feet of any watercourse.

The County Department of Public Works is responsible for ensuring that new construction sites implement Best Management Practices (BMPs) during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1 acre or more must obtain coverage under the SWRCB's Construction General Permit. The Construction General Permit requires the preparation of a SWPPP to minimize on-site sedimentation and erosion. There are several types of projects that are exempt from preparing a SWPPP, including routine maintenance to existing developments, emergency construction activities, and projects exempted by the SWRCB or RWQCB. Projects that disturb less than 1 acre must implement all required elements within the site's erosion and sediment control plan as required by the LUO.

The project site is located within the Atascadero groundwater basin as identified by Bulletin 118 of the Department of Water Resources. According to the TCSD's 2020 Urban Water Management Plan, water is provided from several sources: deep aquifer groundwater, shallow underflow water, and water supply augmentation through treated wastewater retrieval, and importation of Nacimiento raw water. These sources are expected to provide adequate water through the year 2045.

A Groundwater Sustainability Plan (GSP) was prepared for the Atascadero Basin in January 2022, even though it was not required due to the basin's 'Very Low Priority' status. The GSP was prepared to help with current and on-going groundwater management, as well as to prevent future conditions that would require state mandated groundwater management requirements.

The TCSD operates a wastewater collection system that serves the community of Templeton. There are two wastewater tributary areas. The area on the west side of Highway 101 flows to the CSD-owned Meadowbrook Wastewater Treatment Plant. The majority of flows generated by the east side of Highway 101 are sent to the Paso Robles treatment plant. By agreement, the Templeton CSD is allotted 0.443 MGD of the treatment plant's capacity.

The Meadowbrook system has a design flow capacity of 0.60 MGD. According to the 2016-2018 Resource

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Summary Report, based on the projected growth in population within the CSD service area, the capacity of the treatment plant is not expected to be reached for the next twenty-five years or more. For the portion of the community served by the City of Paso Robles wastewater treatment plant (about 60%), based on the projected growth in population within the service area, the community's allotted capacity of the treatment plant is not expected to be reached for the next twenty-five years or more.

In 2018, the TCSD began construction of the Upper Salinas River Basin Conjunctive Use Project (US CUP). The US CUP will redirect all of the wastewater generated in the east side of the community to the Meadowbrook WWTP, thereby increasing the community's potential water supply by an additional 242 acre-feet per year (AFY).

For planning purposes, the flood event most often used to delineate areas subject to flooding is the 100-year flood. The Safety Element of the County of San Luis Obispo General Plan establishes policies to reduce flood hazards and reduce flood damage, including, but not limited to, prohibition of development in areas of high flood hazard potential, discouragement of single-road access into remote areas that could be closed during floods, and review of plans for construction in low-lying areas.

Discussion

- (a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project will involve 2,960 cy of cut and 3,980 cy of fill and an area of disturbance of about 3.51 acres. During site preparation and grading/leveling activities, there would be a potential for erosion to occur. Accordingly, a sedimentation and erosion control plan will be required to minimize the potential for soil erosion, which will be subject to the review and approval of the County Building Division in accordance with LUO Section 22.52.120. The erosion and sedimentation control plan must set forth measures to minimize potential impacts related to erosion and will include requirements for specific erosion control materials, setbacks from creeks, and siltation. According to the referral response from the Building Division (e-mail of July 21, 2025), the project site is located within the County Municipal Stormwater Management Area and compliance with the Central Coast Post-Construction Requirements will be required. The project proposes a disturbance area greater than 1.0 acre, and will therefore be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) by a qualified SWPPP developer in order to demonstrate compliance with the Federal Clean Water Act which prohibits certain discharges of stormwater containing pollutants.

The project application materials include a preliminary stormwater control plan (Figure 10) that includes drainage collection, storage and conveyance infrastructure to ensure runoff does not cause erosion or adversely impact the quality of downstream surface or groundwater bodies. Stormwater drainage will be collected to a detention basin located on the east side of the project site and sized to accommodate runoff from the hardscape associated with hotel development.

The project will be conditioned to require all potentially hazardous materials to be stored, refilled, and dispensed on-site in full compliance with applicable County Department of Environmental Health standards and Mitigation Measures HAZ-1 and HAZ-2, and compliance with existing County and state water quality, sedimentation, and erosion control standards. Therefore, the project would not result in a violation of any water quality standards, discharge into surface waters, or otherwise alter surface water quality; therefore, impacts would be *less than significant*.

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- (b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

As discussed in the setting, the project site is located within the Atascadero groundwater basin as identified by Bulletin 118 of the Department of Water Resources. The Basin is not in overdraft and is considered a Very Low Priority Basin according to the State of California. The Groundwater Basin does experience groundwater level declines in dry years, but they also recover in normal and wet years, and overall is considered to have stable groundwater levels.

The project application materials include two water demand studies prepared by the Wallace Group in 2025. These studies are incorporated by reference and are available for review in their entirety at the Department of Planning and Building located at 976 Osos Street, San Luis Obispo. The first study, dated March 17, 2025, provides a water use evaluation for the proposed hotel project. The study assumes a guest count of 132 and provides estimates of water demand using three different methods:

Method 1 – Water Use

The first method uses per-capita residential indoor use values from AWWA M22 Third edition for estimating restroom water uses for employees and hotel guests. Pool and spa use is calculated based on estimated losses associated with evaporation from the pool and spa using pan evaporation from Nacimiento Dam pan evaporation data¹ and a reservoir evaporation coefficient of 0.70. In addition, water use is estimated for each meal consumed on the project site (breakfast).

Method 2 – Water Use Per Capita

The second method is similar to Method 1; however, this estimate is intended to derive specific per capita use factors based on individual restroom use assumptions for guests and employees. It calculates guest and employee restroom water demands based on assumed frequency of use and use of EPA WaterSense efficient fixtures. A frequency of use (events per day) is combined with a use duty factor (gallons per event) to derive a demand per capita for each activity. Multiplying these demands by the guest and staff counts generates the estimated water use. Hotel dining and pool uses were calculated as they were under Method 1.

Method 3 – Water Use Equivalent to Wastewater Generation

The third method assumes indoor water use is equivalent to wastewater generation rates. As such, waste/sewage generation rates from the 2019 California Plumbing Code Table H 201.1 (4) are used as water demand factors. The plumbing code values are anticipated to generate a higher water demand as these use factors generally do not reflect use of high efficiency fixtures. Pool and spa uses are estimated as described for Method 1.

Table 8 provides a comparison of water demand associated with each method. Demand figures include a low demand (70% occupancy) and high demand (100% occupancy).

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Table 8 -- Comparison of Estimated Water Demand

Method	Estimated Annual Water Demand (gallons per day)	
	Low	High
Method 1 – Water Use	3,416	4,764
Method 2 – Water Use Per Capita	3,242	4,559
Method 3 – Water Use Equivalent to Wastewater Generation	3,542	5,035

Source: Wallace Group, March 17, 2025

This suggests water demand associated with hotel operations could range from 3,416 gpd to as high as 5,035 gpd, or between 3.8 and 5.6 acre-feet per year¹(AFY).

According to the project description, the applicant proposes to use an offsite laundry service instead of washing the linens, towels, etc., on site. The second water study, dated September 22, 2025, quantifies water use associated with the offsite laundry use. According to that study, the service provider (Mission Linen Supply) indicates its highest efficiency laundry facilities can use between 1.0 to 1.25 gallons per pound of laundry or less; 1.9 gallons per pound is suggested to be a higher use factor for its facilities. The Sustainable Hospitality Alliance (SHA) offers a methodology for estimating offsite laundry water use. However, the study recommends a water use factor of 2.4 gallons of water per pound of laundry wash and a laundry generation rate of 11.3 pounds per occupied room. Using this approach, the study estimates annual offsite water demand associated with laundry services of about 1.27 AFY.

Therefore, total water demand associated with the project is estimated to be between 5.0 and 6.8 AFY.

According to the TCSD's 2020 Urban Water Management Plan, water is provided from several sources: deep aquifer groundwater, shallow underflow water, and water supply augmentation through treated wastewater retrieval, and importation of Nacimiento raw water. These sources are expected to provide adequate water through the year 2045. Accordingly, the District has issued a conditional intent-to-serve letter indicating that the District possesses adequate water and infrastructure to serve the project.

Therefore, the project would have a *less than significant impact* on groundwater resources.

- (c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- (c-i) *Result in substantial erosion or siltation on- or off-site?*

The project application materials include a preliminary stormwater control plan (Figure 10) that includes drainage collection, storage and conveyance infrastructure to ensure runoff does not cause erosion or adversely impact the quality of downstream surface or groundwater bodies. The erosion and sedimentation control plan must set forth measures to minimize potential impacts related to erosion and will include requirements for specific erosion control materials, setbacks from creeks, and siltation.

According to the referral response from the Building Division (e-mail of July 21, 2025), the project is located within the County Municipal Stormwater Management Area and compliance with the Central

¹ An acre-foot is 325,851 gallons.

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Coast Post-Construction Requirements (Resolution R3-2013-00032) will be required. At the time of application for construction permits, the applicant will be required to complete a Stormwater Control Plan (SWCP) Application and supporting documents or a Stormwater Post Construction Requirements Waiver Request Form.

Upon implementation of the stormwater control plan, as well as compliance with the standards required by the LUO and RWQCB, project impacts would be *less than significant*.

- (c-ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

According to the Safety Element Flood Hazard Map, the project site is not within an area affected by the 100-year or 500-years storms.

As discussed above, the project application materials include a preliminary grading and erosion control plan that includes drainage collection, storage, and conveyance infrastructure to ensure runoff does not adversely impact the quality of downstream surface or groundwater bodies.

The project will be subject to post-construction stormwater requirements through preparation and implementation of a SWPPP, which would identify appropriate Best Management Practices to capture and treat runoff before it leaves the site.

Based on required compliance with applicable state and County drainage and stormwater control regulations, as well as implementation of the Preliminary Stormwater Control Plan, project impacts associated with increased surface runoff resulting in flooding on- or off-site would be *less than significant*.

- (c-iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The project will be subject to post-construction stormwater requirements through preparation and implementation of a SWPPP, which would identify appropriate Best Management Practices to capture and treat runoff before it leaves the site. As discussed in item c-ii, above, the application materials include a Preliminary Stormwater Control Plan (PSCP) prepared by a registered civil engineer (Figure 10). Based on required compliance with applicable state and County drainage and stormwater control regulations, as well as implementation of the Preliminary Stormwater Control Plan, project impacts associated with increased surface runoff resulting in flooding on- or off-site would be *less than significant*.

- (c-iv) *Impede or redirect flood flows?*

Based on the Safety Element Flood Hazard Map, the project site is not located within a 100-year flood zone. Therefore, *no impacts would occur*.

- (d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Based on the Safety Element Flood Hazard Map, the project site is not located within a 100-year flood zone (County of San Luis Obispo 2013). Based on the San Luis Obispo County Tsunami Inundation Maps, the project site is not located in an evacuation area with the potential for inundation by a tsunami (CDOC 2023). The project site is not located near a large surface water body that may produce a seiche in the event of a strong earthquake in the area. Therefore, the project site has no potential to release pollutants due to project inundation and *no impacts would occur*. See

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also the discussion provided in Section IX. Hazards and Hazardous Materials, as well as mitigation measures HAZ-1 and HAZ-2.

- (e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As discussed in the setting, the project is required to comply with relevant permitting of the RWQCB. The project will be served by a community water system that derives a portion of its supply from the Atascadero Basin which is subject to a Groundwater Management Plan. According to the TCSD, the District has sufficient water to supply the project without adversely impacting the groundwater basin. Therefore, potential impacts associated with conflict or obstruction of a water quality control plan or sustainable groundwater management plan would be *less than significant*.

Conclusion

The project will result in *less than significant impacts* associated with water supply, water quality and hydrology.

Mitigation

None are required.

Sources

See Exhibit A.

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XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Physically divide an established community?	☐	☐	☒	☐
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

Setting

The LUO was established to guide and manage the future growth in the county in accordance with the County of San Luis Obispo General Plan; regulate land use in a manner that will encourage and support orderly development and beneficial use of lands; minimize adverse effects on the public resulting from inappropriate creation, location, use, or design of buildings or land uses; and protect and enhance significant natural, historic, archeological, and scenic resources within the county. The LUO is the primary tool used by the County to carry out the goals, objectives, and policies of the General Plan.

The Land Use Element (LUE) of the County of San Luis Obispo General Plan provides policies and standards for the management of growth and development in each unincorporated community and rural areas of the county and serves as a reference point and guide for future land use planning studies throughout the county. The LUE identifies strategic growth principles to define and focus the County's proactive planning approach and balance environmental, economic, and social equity concerns. Each strategic growth principle correlates with a set of policies and implementation strategies that define how land will be used and resources protected. The LUE also defines each of the 14 land use designations and identifies standards for land uses based on the designation they are located within. The project site is within the Residential Suburban land use category.

The inland LUE also contains the area plans of each of the four inland planning areas: Carrizo, North County, San Luis Obispo, and South County. The area plans establish policies and programs for land use, circulation, public facilities, services, and resources that apply "areawide," in rural areas, and in unincorporated urban areas within each planning area. Part three of the LUE contains each of the 13 inland community and village plans, which contain goals, policies, programs, and related background information for the County's unincorporated inland urban and village areas.

The project site is located within the area governed by the Templeton Village Plan which is within the Salinas River Sub Area of the North County Planning Area. In addition, the project site is not subject to any Combining Designations.

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Discussion

(a) *Physically divide an established community?*

The project does not propose project elements or components that would physically divide the site from surrounding areas and uses. The project would be consistent with the general level of development within the project vicinity and would not create, close, or impede any existing public or private roads, or create any other barriers to movement or accessibility within the community. Therefore, the proposed project would not physically divide an established community and *impacts would be less than significant*.

(b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

There are no planning area standards that apply to the project site.

In sum, the project would be required to implement measures to mitigate potential impacts associated with air quality, biological resources, and hazardous materials; therefore, with mitigation, the project would not conflict with policies or regulations adopted for the purpose of avoiding or mitigating environmental effects and impacts would be *less than significant with mitigation*.

Conclusion

The project is consistent with the property's land use designation and the guidelines and policies for development within the applicable area plan and LUO. The project, as it may be conditioned, was found to be consistent with standards and policies set forth in the County of San Luis Obispo General Plan, the San Luis Obispo Area Plan, the SLOAPCD Clean Air Plan, and other land use policies for this area. The project will be conditioned to comply with standards set forth by County Fire/CAL FIRE and the County Public Works Department.

Potential impacts related to land use and planning would be *less than significant with mitigation* measures associated with air quality, biological resources, hazards and hazardous materials.

Mitigation

Implement mitigation measures AQ-1 and AQ-2, BIO-1, HAZ-1 and HAZ-2.

Sources

Provided in Exhibit A.

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XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
(b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Geologist classify land into mineral resource zones (MRZ) according to the known or inferred mineral potential of the land (California PRC Sections 2710–2796).

The three MRZs used in the SMARA classification-designation process in the San Luis Obispo-Santa Barbara Production-Consumption Region are defined below (California Geological Survey [CGS] 2015):

- **MRZ-1:** Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic-geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
- **MRZ-3:** Areas containing known or inferred aggregate resources of undetermined significance.

The LUO provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The EX combining designation is used to identify areas of the county where:

1. Mineral or petroleum extraction occurs or is proposed to occur;
2. The state geologist has designated a mineral resource area of statewide or regional significance pursuant to California PRC Sections 2710 et seq. (SMARA); and
3. Major public utility electric generation facilities exist or are proposed.

The purpose of this combining designation is to protect significant resource extraction and energy production areas identified by the County LUE from encroachment by incompatible land uses that could hinder resource extraction or energy production operations, or land uses that would be adversely affected by extraction or energy production.

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Discussion

- (a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Based on the California Geological Survey (CGS) Information Warehouse for Mineral Land Classification, the project site is not located within an area that has been evaluated for mineral resources and is not in close proximity to an active mine (CGS 2021).

In addition, based on Chapter 6 of the County of San Luis Obispo General Plan Conservation and Open Space Element – Mineral Resources, the project site is not located within an extractive resource area or an energy and extractive resource area. The project is not located within a designated mineral resource zone area or within an Extractive Resource Area combining designation. There are no known mineral resources in the project area; therefore, there would be *no impact* to mineral resources.

- (b) *Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The project is not located within a designated mineral resource zone or within an Extractive Resource Area combining designation. There are no known mineral resources in the project area; therefore, there would be *no impact* to mineral resources.

Conclusion

No impacts to mineral resources would occur and no mitigation measures are necessary.

Mitigation

None necessary.

Sources

Provided in Exhibit A.

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XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
(b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

The Noise Element of the County of San Luis Obispo General Plan provides a policy framework for addressing potential noise impacts in the planning process. The purpose of the Noise Element is to minimize future noise conflicts. The Noise Element identifies the major noise sources in the county (highways and freeways, primary arterial roadways and major local streets, railroad operations, aircraft and airport operations, local industrial facilities, and other stationary sources) and includes goals, policies, and implementation programs to reduce future noise impacts. Among the most significant policies of the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses and performance standards for new commercial and industrial uses that might adversely impact noise-sensitive land uses.

Noise sensitive uses that have been identified by the County include the following:

- Residential development, except temporary dwellings
- Schools (preschool to secondary, college and university, and specialized education and training)
- Health care services (e.g., hospitals, clinics, etc.)
- Nursing and personal care
- Churches
- Public assembly and entertainment
- Libraries and museums
- Hotels and motels

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- Bed and breakfast facilities
- Outdoor sports and recreation
- Offices

All sound levels referred to in the Noise Element are expressed in A-weighted decibels (dBA). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear.

The LUO establishes standards for acceptable exterior and interior noise levels and describes how noise shall be measured. Exterior noise level standards are applicable when a land use affected by noise is one of the sensitive uses listed in the Noise Element. Exterior noise levels are measured from the property line of the affected noise-sensitive land use.

Table 9 -- Maximum allowable exterior noise level standards⁽¹⁾

Sound Levels	Daytime 7 a.m. to 10 p.m.	Nighttime ⁽²⁾
Hourly Equivalent Sound Level (L_{eq} , dB)	50	45
Maximum level, dB	70	65

¹ When the receiving noise-sensitive land use is outdoor sports and recreation, the noise level standards are increased by 10 db.

² Applies only to uses that operate or are occupied during nighttime hours.

The existing ambient noise environment is characterized by traffic on N. Main Street. The nearest sensitive receptors are offsite residences located less than 1,000 feet to the north, east and south of potential construction areas.

The noise standards are subject to a range of exceptions, including noise sources associated with construction, provided such activities do not take place before 7 a.m. or after 9 p.m. on weekdays, or before 8 a.m. or after 5 p.m. on Saturday or Sunday. Noise associated with agricultural land uses, traffic on public roadways, railroad line operations, and aircraft in flight are also exempt.

Discussion

- (a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction Impacts. According to the 2005 Federal Highway Administration's Roadway Construction Noise Mode Database, noise associated with heavy construction equipment can range from about 73 to 101 dBA for non-impact equipment. Noise levels 50 feet from stationary equipment can range from 68 to 88 dBA, with. Table 10 provides an estimate of noise generated by temporary construction activities that may be used for construction of the project.

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Table 10 -- Estimate of Noise From Construction Equipment

Equipment	Quantity	dBA at 50 Feet ¹
Backhoe	1	78
Dozer	1	82
Excavator	1	81
Dump Truck	1	76
Generator	1	81
Pickup Truck	2	75
Total:	7	872

Notes:

1. Source: Federal Highway Administration's Roadway Construction Noise Mode Database.
2. Assumes all equipment are operating concurrently.

As shown in Table 10, construction related noise would likely temporarily exceed the maximum hourly daytime levels allowed by the County's noise standards at the nearest property lines. Project construction would result in a temporary increase in noise levels associated with construction activities, equipment, and vehicle trips. Construction noise would be variable, temporary, and limited in nature and duration. The County LUO requires construction activities to be conducted during daytime hours and that construction equipment be equipped with appropriate mufflers recommended by the manufacturer. Compliance with these standards would ensure short-term construction noise would be *less than significant*.

Operational Impacts. Operational noise will be limited to motor vehicle traffic, guest room occupancy, and maintenance activities associated with the hotel. It should be noted that the Noise Element considers hotels to be a noise-sensitive land use. Therefore, the impact of noise associated with surrounding land uses on the hotel site is a consideration, just as hotel activities can adversely impact neighboring residences. To that end, the following factors should be considered:

- The easterly property line will be fenced with a solid fence which will help attenuate noise generated on the project site.
- With respect to hotel activities adversely impacting nearby residences, it should be noted that 54 of the proposed hotel guest suites will be located in buildings that are at least 150 feet from the nearest property line to the east, and about 300 feet from the nearest offsite residence.
- The closest guest suites to offsite residences will be located in Buildings 8, 9 and 10 which will contain a total of 6 units. The outdoor patio areas for each unit will be located on the ends of the buildings facing away from the property line.
- Noise associated with the main parking area will be partially attenuated by locating Buildings 8, 9 and 10 between the parking lot and the easterly property line.

Therefore, operational noise is expected to be below County standards and impacts would be *less than significant*.

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Impacts associated with the generation of a substantial temporary or permanent increase in ambient noise levels would be *less than significant*.

(b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

The project is not expected to require the use of pile driving, or other high impact activities that would generate substantial groundborne noise or groundborne vibration during construction. In addition, construction equipment has the potential to generate minor groundborne noise and/or vibration, but these activities would be limited in duration. The project does not propose a use that would generate long-term operational groundborne noise or vibration. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be *less than significant*.

(c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The nearest airstrip in proximity to the project site is the Paso Robles Airport located approximately 8 miles to the northeast. The project site is not located within an Airport Review designation or adjacent to a private airstrip. The project site is not located within or adjacent to an airport land use plan or within 2 miles of a public airport or private airstrip; therefore, *no impact would occur*.

Conclusion

Short-term construction activities would be limited in nature and duration and conducted during daytime periods per LUO standards. Operational noise levels will be less than the standards set forth in the LUO and are considered less than significant. No other potentially significant impacts were identified, and no mitigation measures are necessary.

Mitigation

None are required.

Sources

Provided in Exhibit A.

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XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Setting

The Housing Element of the County of San Luis Obispo General Plan recognizes the difficulty for residents to find suitable and affordable housing within San Luis Obispo County. The Housing Element includes an analysis of vacant and underutilized land located in urban areas that is suitable for residential development and considers zoning provisions and development standards to encourage development of these areas. Consistent with state housing element laws, these areas are categorized into potential sites for very low- and low-income households, moderate-income households, and above moderate-income households.

In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provide limited financing to projects relating to affordable housing throughout the county.

The project site is currently vacant.

Discussion

- (a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project proposes construction of 60 hotel suites that would be occupied temporarily by 1 to 2 persons each. Employees of the hotel would not require new or additional housing as a result of the proposed project. The project would not generate new employment opportunities that would encourage population growth in the area. The project does not include the extension or establishment of new roads, utilities, or other infrastructure to the site that would induce development and population growth in new areas. In addition, the project would be subject to transient occupancy taxes to help offset costs associated with visitor occupancy. Therefore, the project would not directly or indirectly induce substantial growth and impacts would be *less than significant*.

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- (b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project would not displace existing housing or necessitate the construction of replacement housing elsewhere; therefore, impacts would be *less than significant*.

Conclusion

No impacts to population and housing would occur and no mitigation measures are necessary.

Mitigation

None necessary.

Sources

Provided in Exhibit A.

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XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒

Setting

Fire protection services for Templeton are provided by the Templeton Fire Department which is part of the Templeton Community Services District located at 206 5th St. Emergency personnel would be able to reach the site within less than 5 minutes of receiving a call.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The Sheriff's Office Patrol Division responds to calls for service, conducts proactive law enforcement activities, and performs initial investigations of crimes. Patrol personnel are deployed from three stations throughout the county, the Coast Station in Los Osos, the North County Station in Templeton, and the South Station in Oceano. The project would be served by the County Sheriff's Office, and the nearest sheriff station is located approximately 1 mile to the east.

San Luis Obispo County has a total of 12 school districts that currently enroll approximately 34,000 students in over 75 schools. The project site is located within the San Miguel Unified Elementary School District, and the Templeton Unified School District.

Within the County's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas that include natural areas, coastal access, and historic facilities currently operated and maintained by the County.

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Public facilities fees, Quimby fees, transient occupancy taxes, and developer conditions are several ways the County currently funds public services. A public facility fee program (i.e., development impact fee program) has been adopted to address impacts related to public facilities (county) and schools (CGC Section 65995 et seq.). The fee amounts are assessed annually by the County based on the type of proposed development and the development's proportional impact and are collected at the time of building permit issuance. Public facility fees are used as needed to finance the construction of and/or improvements to public facilities required to serve new development, including fire protection, law enforcement, schools, parks, and roads.

Discussion

- (a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

Fire protection?

The project will be designed to comply with all applicable fire safety rules and regulations, including the California Fire Code and California PRC, which require access roads to accommodate emergency vehicle access, vegetation clearing or trimming around all existing and proposed structures, and potential installation of a water storage tank for fire protection (if fire sprinklers are required). The project will be conditioned to implement all requirements identified by the Templeton Fire Department, including items to be completed prior to final inspection/operation. Based on the limited amount of development proposed, the project would not create a significant new demand for fire services. In addition, the project will be subject to public facility fees to offset the increased cumulative demand on fire protection services. Therefore, impacts would be *less than significant*. Additional information regarding wildfire hazard impacts is discussed in Section XX, Wildfire. Additional information regarding fire related hazard impacts is discussed in Section IX, Hazards and Hazardous Materials.

Police protection?

The project would be subject to public facility fees to offset the project's cumulative contribution to demand on law enforcement services. Therefore, impacts related to police services would be *less than significant*.

Schools?

As discussed in Section XIV, Population/Housing, the project would not induce significant population growth and would not result in the need for additional school services or facilities. However, the project may be subject to school impact fees, pursuant to California Education Code Section 17620, to help fund construction or reconstruction of school facilities. Therefore, impacts would be *less than significant*.

Parks?

As discussed in Section XIV, Population and Housing, the project would not induce a substantial increase in population growth and would not result in the need for additional parks or recreational services or facilities to serve new populations; therefore, potential impacts would be *less than significant*.

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Other public facilities?

As discussed above, the proposed project would be subject to applicable fees to offset increased demands on public facilities; therefore, there would be *no impacts* related to other public facilities.

Conclusion

The project does not propose development that would substantially increase demands on public services and would not induce population growth that would substantially increase demands on public services. The project would be subject to payment of development impact fees to reduce the project's negligible contribution to increased demands on public services and facilities. Therefore, potential impacts related to public services would be less than significant and no mitigation measures are necessary.

Mitigation

None are necessary.

Sources

Provided in Exhibit A.

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XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting

The Parks and Recreation Element (Recreation Element) of the County of San Luis Obispo General Plan establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing parks and recreation facilities and the development of new parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county. The nearest public park to the project site is Templeton Park located about 3 miles to the south which is owned and operated by the County Parks Department.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public parks and recreational facilities. Public facility fees are collected upon construction of new residential units and currently provide funding for new community-serving recreation facilities. Quimby Fees are collected when new residential lots are created and can be used to expand, acquire, rehabilitate, or develop community-serving parks. Finally, a discretionary permit issued by the County may condition a project to provide land, amenities, or facilities consistent with the Recreation Element.

The County Bikeways Plan identifies and prioritizes bikeway facilities throughout the unincorporated area of the county, including bikeways, parking, connections with public transportation, educational programs, and funding. The Bikeways Plan is updated every 5 years and was last updated in 2016. The plan identifies goals, policies, and procedures geared towards realizing significant bicycle use as a key component of the transportation options for San Luis Obispo County residents. The plan also includes descriptions of bikeway design and improvement standards, an inventory of the current bicycle circulation network, and a list of current and future bikeway projects within the county.

Discussion

- (a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The project will result in the construction of 60 hotel units that could be temporarily occupied by as many as two persons each for a total of 120 total visitors. The project is not proposed in a location that would affect any existing public trail, park, recreational facility, and/or natural area. The project

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would not result in substantial growth within the area and would not substantially increase demand on any proximate existing public neighborhood or regional park or other recreational facilities. Payment of standard development impact fees would ensure any incremental increase in use of existing parks and recreational facilities would be reduced to *less than significant*.

- (b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The project does not include the construction of new recreational facilities and would not result in a substantial increase in demand or use of parks and recreational facilities. Implementation of the project would not require the construction or expansion of recreational facilities; therefore, impacts would be *less than significant*.

Conclusion

The project would not result in the significant increase in use, construction, or expansion of parks or recreational facilities. Therefore, potential impacts related to recreation would be less than significant and no mitigation measures are necessary.

Mitigation

None are necessary.

Sources

Provided in Exhibit A.

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XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
(d) Result in inadequate emergency access?	☐	☐	☒	☐

Setting

The County Department of Public Works maintains updated traffic count data for all County-maintained roadways. In addition, Traffic Circulation Studies have been conducted within several community areas using traffic models to reasonably simulate current traffic flow patterns and forecast future travel demands and traffic flow patterns. These community Traffic Circulation Studies include the South County Circulation Study, Los Osos Circulation Study, Templeton Circulation Study, San Miguel Circulation Study, Avila Circulation Study, and North Coast Circulation Study. The California Department of Transportation (Caltrans) maintains annual traffic data on state highways and interchanges within the county.

The County has established Level of Service (LOS) "C" or better for rural roadways. The project site is currently undeveloped and generates no traffic. The project site is served by Championship Lane, a privately maintained collector. The project site is located in an adopted Road Impact Fee area (Templeton Area B).

In 2013 SB 743 was signed into law with the intent to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions" and required the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts as determined by the CEQA process. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of SB 743 and identified VMT per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3[b]). The County of San Luis Obispo has developed a Vehicle Miles Traveled (VMT) Program (Transportation Impact Analysis Guidelines; Rincon, October 2020 & VMT Thresholds Study; GHD, March 2021). The program provides operating thresholds and includes a screening tool for evaluating VMT impacts.

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The County's Framework for Planning (Inland), includes the Land Use and Circulation Elements of the County of San Luis Obispo General Plan. The Framework establishes goals and strategies to meet pedestrian circulation needs by providing usable and attractive sidewalks, pathways, and trails to establish maximum access and connectivity between land use designations.

The 2023 Regional Transportation Plan (RTP) is the region's long-range (2023-2045) plan and Sustainable Communities Strategy (SCS). The RTP provides a collective vision for the region's future balancing transportation and housing needs with social, economic, and environmental goals. The Plan identified and tested growth scenarios to accommodate the coming 42,000 new people, 18,000 new homes, and 18,000 new jobs. The plan helps guide future planning efforts and policy decisions that affect transportation, including its relationship with housing and land use that will reduce greenhouse gas emissions in our region.

Discussion

- (a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The project does not propose the substantial temporary or long-term alteration of any proximate transportation facilities. The project application materials include a traffic report/trip generation and VMT analysis prepared by the Orosz Engineering Group dated September 24, 2024 and updated in September 2025. These studies are incorporated by reference and available for review at the Department of Planning and Building located at 976 Osos Street, San Luis Obispo.

These studies indicate that the project will generate 227 average daily trips as well as 35 peak hour trips. With respect to trips associated with the use of an offsite laundry service, the study states that the planned service already is in existence and servicing other hotels in the Templeton, Atascadero, Paso Robles areas. The central laundry facility is located to the south of the project. As such, the proposed project would be one more stop on an existing laundry route. For VMT potential impacts, the off-site laundry service would not result in any VMT impacts as the laundry vehicles are already on the road system and the proposed project is located along the existing route.

Based on these studies, the project is not expected to noticeably impact traffic operations on N. Main Street, a County-maintained road, and is not expected to reduce levels of service on nearby roads, conflict with adopted policies, plans or programs for transportation, and would not cause congestion on the local circulatory network. The project is not expected to generate significant foot or bicycle traffic, or generate significant public transit demand and would have a *less than significant* impact on levels of service/conditions for these facilities.

Marginal increases in traffic can be accommodated by existing local streets and the project would not result in any long-term changes in traffic or circulation or reduce the Level of Service below LOS "C". The project does not propose uses that would interfere or conflict with applicable policies related to circulation, transit, roadway, bicycle, or pedestrian systems or facilities. The project would be consistent with the County Framework for Planning (Inland) and consistent with the projected level of growth and development identified in the 2023 RTP. Therefore, potential impacts would be *less than significant*.

The project was referred to the Public Works Department (letter of September 5, 2025) and no significant traffic impacts were identified and no mitigation measures above what are already required by existing regulations are necessary. The project lies within the Templeton Area A Road fee area. Payment of road improvement fees will be required prior to building permit issuance.

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Therefore, project impacts associated with a conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities are considered *less than significant*.

(b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Section 15064.3 of the CEQA Guidelines requires that a CEQA compliance document include an assessment of whether a project would generate potentially significant levels of VMT. To assist in these efforts, the County of San Luis Obispo has developed new Transportation Impact Analysis Guidelines (TIAG) (March 2021) that include thresholds of significance for VMT as well as screening criteria and methodologies for performing VMT analysis.

The TIAG is accompanied by a VMT screening model that compares the current (baseline) per capita VMT in a particular VMT impact zone with future per capita VMT inclusive of the project. As a result, the VMT analysis of a given project is also considered to be a cumulative impact analysis.

As discussed above, the project application materials include a traffic study that includes a VMT analysis. According to that analysis, SB743 and the County of San Luis Obispo have criteria to evaluate the potential VMT impacts that a project may create. Within these criteria, there is a screening process to determine if a project is sufficiently small as not to create any VMT impacts. One of the criteria is for commercial projects of 50,000 square feet or less. As the project contains approximately 32,100 square feet, this project would be screened out of any additional VMT analysis and would not result in any VMT impacts. It is considered to have VMT impacts that are *less than significant* and *less than cumulatively considerable*.

(c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

A project referral package was sent to the Public Works Department; in their response letter of September 5, 2025 the Public Works Department did not raise any concerns regarding traffic safety. Nonetheless, the traffic study prepared for the project states that the current speed limit near the project site is posted at 40 MPH. Within the commercially developed area to the south of the project, the posted speed limit is 30 MPH. As development continues near the project site, the County should monitor the effects that a higher speed limit in a more commercially developed area has on traffic safety and flow. Typically, vehicle speed limits in more commercially developed areas are in the 25-35 MPH range to complement more vehicle turning movements and to improve traffic safety. Consideration of extending the 30 MPH posted speed limit south of the project site should be monitored as development continues. Therefore, project impacts related to traffic hazards are considered *less than significant*.

The project will be conditioned to construct all access improvements from River Run Road consistent with County standards.

(d) *Result in inadequate emergency access?*

The project will be conditioned to construct all roadways and access improvements consistent with County standards. The project may result in road closures during short-term construction activities but not for long-term operations. Individual access to adjacent properties would be maintained during construction activities and throughout the project area. Project implementation would not affect long-term access through the project area and sufficient alternative access exists to

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accommodate regional trips. Therefore, the project would not adversely affect existing emergency access and impacts would be *less than significant*.

Conclusion

The project would not alter existing transportation facilities or result in the generation of substantial additional trips or vehicle miles traveled. Payment of standard development fees and compliance with existing regulations would ensure potential impacts were reduced to less than significant.

Mitigation

None are required.

Sources

Provided in Exhibit A.

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XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Setting

Assembly Bill 52 (AB52) was signed into law in 2014 and added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

1. Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the CRHR; or
 - b. Included in a local register of historical resources as defined in subdivision (k) of California PRC Section 5020.1.

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2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth California PRC Section 5024.1(c).

In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Recognizing that tribes have specific expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe regarding the potential for adverse impacts on tribal cultural resources as a result of a project. Consultation may include discussing the type of environmental review necessary, the presence and/or significance of tribal cultural resources, the level of significance of a project's impacts on the tribal cultural resources, and available project alternatives and mitigation measures recommended by the tribe to avoid or lessen potential impacts on tribal cultural resources.

Discussion

- (a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- (a-i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

As discussed in section V. Cultural Resources, according to four previous investigations, the project site does not contain any known tribal cultural resources that have been listed or have been found eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1.

Lastly, potential impacts associated with the inadvertent discovery of tribal cultural resources would be subject to LUO requirements for Archaeologically Sensitive Areas, which requires that in the event resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department shall be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law. Therefore, there would be *no impact* related to a substantial adverse change in the significance of tribal cultural resources.

- (a-ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

In accordance with AB 52, outreach to the Salinan Tribe of Monterey and San Luis Obispo Counties, tiṭvu tiṭvu yak tiḥini Northern Chumash, and Northern Chumash Tribal Council was undertaken on October 29, 2025. The County received responses from representatives of the Salinan Tribe (Patti Dunton, Administrator) who expressed no concerns. A representative of the Xolon Salinan Tribe (Karen R. White) requested copies of the relevant cultural resources surveys. In their response of December 2, 2025, the Xolon Salinas Tribe representative requested that an updated Phase I survey

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of the project site be conducted. Accordingly a Phase I survey was conducted in January, 2026 by Central Coast Archaeological Consultants which found no significant cultural resources. If human remains are discovered during future construction, work must stop at the discovery location and any nearby area suspected to contain human remains (California Public Resources Code [PRC] 7050.5). The San Luis Obispo County Coroner must be contacted to determine whether the cause of death should be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). The coroner will contact the NAHC. The NAHC will contact the most likely descendant (MLD) who will be afforded the opportunity to recommend means for treatment of the human remains following protocols in PRC 5097.98.

Compliance with existing regulations (LUO 22.10.040) would reduce potential impacts to *less than significant*.

Conclusion

Cultural resources are not expected to occur within or adjacent to the project site. In the event unanticipated sensitive resources are discovered during project activities, adherence with applicable LUO standards and State Health and Safety Code procedures would reduce potential impacts to less than significant; therefore, potential impacts to tribal cultural resources would be *less than significant*.

Mitigation

None are required.

Sources

Provided in Exhibit A.

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XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

The County Department of Public Works provides water and wastewater services for specific County Service Areas (CSAs) that are managed through issuance of water/wastewater "will serve" letters. The Department of Public Works currently maintains CSAs for the communities of Nipomo, Oak Shores, Cayucos, Avila Beach, Shandon, the San Luis Obispo County Club, and Santa Margarita. Other unincorporated areas in the county rely on on-site wells and individual wastewater systems. Regulatory standards and design criteria for on-site wastewater treatment systems are provided by the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy).

The project site is within the service area of the TCSD (Figure 1).

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The Department of Public Works is responsible for ensuring that new construction sites implement BMPs during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1 acre or more must obtain coverage under the SWRCB's Construction General Permit. PG&E is the primary electricity provider and both PG&E and SoCalGas provide natural gas services for urban and rural communities within the county. The project would be served by the TCSD which derived all of its water from the Atascadero Groundwater Basin. The project's energy needs would be provided by PG&E.

There are three landfills in San Luis Obispo County: Cold Canyon Landfill, located near the city of San Luis Obispo; Chicago Grade Landfill, located near the community of Templeton; and Paso Robles Landfill, located east of the city of Paso Robles. The project's solid waste needs would be served by the Chicago Grade landfill.

Discussion

- (a) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Water Supply

The project site is located within the Atascadero groundwater basin as identified by Bulletin 118 of the Department of Water Resources. According to the TCSD's 2020 Urban Water Management Plan, water is provided from several sources: deep aquifer groundwater, shallow underflow water, and water supply augmentation through treated wastewater retrieval, and importation of Nacimiento raw water. These sources are expected to provide adequate water through the year 2045. The TCSD has issued a conditional will-serve letter for the project (April 8, 2025).

Therefore, impacts would be *less than significant*.

Wastewater

The TCSD operates a wastewater collection system that serves the community of Templeton. There are two wastewater tributary areas. The area on the west side of Highway 101 flows to the CSD-owned Meadowbrook Wastewater Treatment Plant. The majority of flows generated by the east side of Highway 101 are sent to the Paso Robles treatment plant. By agreement, the Templeton CSD is allotted 0.443 MGD of the treatment plant's capacity.

The Meadowbrook system has a design flow capacity of 0.60 MGD. According to the 2016-2018 Resource Summary Report, based on the projected growth in population within the CSD service area, the capacity of the treatment plant is not expected to be reached for the next twenty-five years or more. For the portion of the community served by the City of Paso Robles wastewater treatment plant (about 60%), based on the projected growth in population within the service area, the community's allotted capacity of the treatment plant is not expected to be reached for the next twenty-five years or more.

In 2018, the TCSD began construction of the Upper Salinas River Basin Conjunctive Use Project (US CUP). The US CUP will redirect all of the wastewater generated in the east side of the community to the Meadowbrook WWTP, thereby increasing the community's potential water supply by an additional 242 acre-feet per year (AFY).

The TCSD has issued a conditional will-serve letter for the project (April 8, 2025). Therefore, impacts would be *less than significant*.

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- (b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

As discussed above under item a), the District issued a Conditional Will Serve Letter to the property. Therefore, as conditioned, impacts related to water supplies would be *less than significant*.

- (c) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

As discussed under item a), the TCSD is undertaking efforts to maintain wastewater capacity to serve buildout of the community and has determined that adequate wastewater collection and treatment capacity exist to serve the project. Therefore, *impacts will be less than significant*.

- (d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The nearest landfill to the site is the Chicago Grade Landfill located approximately 5 miles to the southeast. The landfill has a remaining capacity of approximately 8.8 million cubic yards. The incremental amount of waste generated by the project that is not recycled/reused would be within the service capacity of the landfill. Construction activities would result in the generation of minimal solid waste materials; no significant long-term increase in solid waste would occur. Local landfills have adequate permit capacity to serve the project and the project does not propose to generate solid waste in excess of State or local standards or otherwise impair the attainment of solid waste reduction goals. Therefore, potential impacts would be *less than significant*.

- (e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project would not result in a substantial increase in waste generation during project construction or operation. Construction waste disposal would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, potential impacts would be *less than significant*.

Conclusion

The project would not result in significant increased demands on wastewater or stormwater infrastructure and facilities. No substantial increase in solid waste generation would occur. Therefore, potential impacts to utilities and service systems would be *less than significant*.

Mitigation

None are required.

Sources

Provided in Exhibit A.

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XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Setting

In central California, the fire season usually extends from roughly May through October; however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. Fire Hazard Severity Zones (FHSZ) are defined by CALFIRE based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CAL FIRE 2007). FHSZs throughout the county have been designated as "Very High," "High," or "Moderate." In San Luis Obispo County, most of the area that has been designated as a "Very High Fire Hazard Severity Zone" is located in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County. The project would be located within the service area of the Templeton Fire Department and it would take less than 5 minutes to respond to a call regarding fire or life safety.

The County Emergency Operations Plan (EOP) addresses several overall policy and coordination functions related to emergency management. The EOP includes the following components:

- Identifies the departments and agencies designated to perform response and recovery activities and specifies tasks they must accomplish;

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- Outlines the integration of assistance that is available to local jurisdictions during disaster situations that generate emergency response and recovery needs beyond what the local jurisdiction can satisfy;
- Specifies the direction, control, and communications procedures and systems that will be relied upon to alert, notify, recall, and dispatch emergency response personnel; alert the public; protect residents and property; and request aid/support from other jurisdictions and/or the federal government;
- Identifies key continuity of government operations; and
- Describes the overall logistical support process for planned operations.

Topography influences wildland fire to such an extent that slope conditions can often become a critical wildland fire factor. Conditions such as speed and direction of dominant wind patterns, the length and steepness of slopes, direction of exposure, and/or overall ruggedness of terrain influence the potential intensity and behavior of wildland fires and/or the rates at which they may spread (Barros et al. 2013).

The Safety Element establishes goals, policies, and programs to reduce the threat to life, structures, and the environment caused by fire. Policy S-13 states that new development should be carefully located, with special attention given to fuel management in higher fire risk areas, and that new development in fire hazard areas should be configured to minimize the potential for added danger. Implementation strategies for this policy include identifying high risk areas, developing and implementing mitigation efforts to reduce the threat of fire, requiring fire resistant material be used for building construction in fire hazard areas, and encouraging applicants applying for subdivisions in fire hazard areas to cluster development to allow for a wildfire protection zone.

The California Fire Code provides minimum standards for many aspects of fire prevention and suppression activities. These standards include provisions for emergency vehicle access, water supply, fire protection systems, and the use of fire resistant building materials.

The County EOP outlines the emergency measures that are essential for protecting public health and safety. These measures include, but are not limited to, public alert and notifications, emergency public information, and protective actions. The EOP also addresses policy and coordination related to emergency management.

Discussion

(a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The project may require temporary road closures to construct the storm drain, wastewater collection and water line connections. However, any road closures would be required to be designed to accommodate emergency vehicle access. The project would not impair implementation or physically interfere with County hazard mitigation or emergency plans. Implementation of the proposed project would not have a permanent impact on any adopted emergency response plans or emergency evacuation plans. Temporary construction activities and staging would not substantially alter existing circulation patterns or trips. Access to adjacent areas would be maintained throughout the duration of the project.

Based on the County's Land Use View tool and Dam and Levee Failure Plan, the project is not located within an area that would be inundated in the event of a dam failure or tsunami. The project would not impair implementation or physically interfere with County hazard mitigation or emergency plans; therefore, no impacts related to emergency plans would occur.

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Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Potential impacts would be *less than significant*.

- (b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The hotel will be located on flat to gently sloping land. Winds in the area vary from 6-8 miles per hour and primarily come from the north and west. As described in Section 6, Geology and Soils, the potential for landslides affecting the site is low, and the project is not proposing disturbance in areas of steep slopes that would be conducive to the formation of debris flows off site.

The site is located within the service area of the Templeton Fire Department and, based on the County's fire response time map, it would take less than 5 minutes to respond to a call regarding fire or life safety. The project would be designed to comply with all fire safety rules and regulations, including the California Fire Code and Public Resources Code, which includes improvements to the site to accommodate emergency vehicle access and vegetation clearing or trimming. The project will be conditioned to comply with all applicable fire protection standards as determined by the Templeton Fire Department, and the applicant will be required to comply with the requirements of the plan for the life of the project. Compliance with the Uniform Fire Code and the recommendations of the Templeton Fire Department will ensure that potential impacts associated with slope, prevailing winds, and other factors will be *less than significant*.

Therefore, potential impacts would be *less than significant*.

- (c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The project design and construction are required to comply with all fire safety rules and regulations, including the California Fire Code and Public Resources Code, which includes construction of an access road/driveway to accommodate emergency vehicle access, vegetation clearing or trimming around all proposed structures, and installation of fire sprinklers. These infrastructure improvements would reduce fire risk. Therefore, potential impacts would be *less than significant*.

- (d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Based on the design of the project and the characteristics of the surrounding terrain, the project will not include design elements that would expose people or structures to significant risks such as downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be *less than significant*.

Conclusion

As conditioned, the project would not expose people or structures to new or exacerbated wildfire risks and would not require the development of new or expanded infrastructure or maintenance to reduce wildfire risks. Therefore, potential impacts associated with wildfire would be less than significant and no mitigation measures are necessary.

Mitigation

None are required.

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Sources

Provided in Exhibit A.

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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Does the project have the potential to substantially 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, substantially 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?	☐	☒	☐	☐
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

- (a) *Does the project have the potential to substantially 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, substantially 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?*

As discussed in each of the preceding topical sections, upon implementation of identified mitigation measures, the proposed project would not result in significant impacts to biological resources and would not 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

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important examples of the major periods of California history or prehistory. Therefore, impacts would be *less than significant with mitigation incorporated*.

- (b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The State CEQA Guidelines define cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." Section 15355 of the State CEQA Guidelines further states that individual effects can be various changes related to a single project or the change involved in a number of other closely related past, present, and reasonably foreseeable future projects. The State CEQA Guidelines state that the discussion of cumulative impacts should reflect the severity of the impacts as well as the likelihood of their occurrence. However, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Furthermore, the discussion should remain practical and reasonable in considering other projects and related cumulatively considerable impacts.

Aesthetics

The analysis provided in Section I., Aesthetics, concludes that the project will result in development that is consistent with the type, scale, character and location of surrounding properties and areas visible from public vantages. Project impacts, when combined with additional development and activities likely to occur on surrounding properties within the viewshed are considered *less than cumulatively considerable*.

Agriculture and Forestry Resources

The analysis provided in Section II, Agriculture and Forestry Resources, indicates that the project would result in the permanent conversion of about 3.51 acres of important farmland. This impact is considered less than significant and less than cumulatively considerable because:

- The small size and irregular shape of the area where important soils are located make crop production on each project site infeasible.
- The project site is designated for commercial development and is surrounded on three side by urban development.
- The conversion of up to 3.51 acres of important farmland is a small fraction of the total productive farmland within the County as mapped by the FMMP and COES.
- The TCSD does not provide water for agricultural uses.

In addition, no potential impacts to forest land or timberland would occur. The project would not result in a conflict with existing zoning for agricultural use or with the existing Williamson Act contract. Therefore, when considered with the potential impacts of other reasonably foreseeable development, the contribution of the project's potential impacts to agriculture and forestry resources is considered *less than cumulatively considerable*.

Air Quality

The analysis provided in Section III, Air Quality, concludes that the project's potential construction-related emissions would exceed SLOAPCD quarterly threshold of significance for construction emissions. In addition, construction related emissions could adversely impact sensitive receptors on

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the surrounding parcels. With implementation of recommended mitigation measures AQ-1 and AQ-2, project construction, operational, and cumulative impacts would be *less than cumulatively considerable with mitigation*.

Biological Resources

The analysis provided in Section IV, Biological Resources, concludes that the project would have a less-than-significant impact upon implementation of the identified avoidance and mitigation measures for resident and migrator nesting birds. With implementation of measure BIO-1, potential impacts to biological resources would be less than significant.

Based on the mitigation measure identified to reduce potential project impacts, when considered with the potential impacts of other reasonably foreseeable development in the area, project impacts associated with biological resources would be *less than cumulatively considerable with mitigation*.

Cultural Resources

The analysis provided in Section V. Cultural Resources concludes that project development would not result in significant impacts to cultural resources and project related impacts are considered less than significant.

Therefore, when considered with the potential impacts of other reasonably foreseeable development in the area, project impacts associated with cultural resources would be *less than cumulatively considerable*.

Energy

The analysis provided in Section VI. Energy concludes that the project's contribution to the overall increased demand for electricity and natural gas would not have the potential to result in potentially cumulatively considerable environmental impacts the wasteful, inefficient and unnecessary use of energy because the residences will be required to comply with relevant building codes relating to energy conservation. Therefore, the project's environmental impacts associated with energy use would be *less than cumulatively considerable*.

Geology and Soils

As discussed in Section VII. Geology and Soils, the project is not located within an Alquist-Priolo Fault Hazard Zone and would be required to comply with the CBC and other applicable standards to ensure the effects of ground instability or a potential seismic event would be minimized through compliance with current engineering practices and techniques. Therefore, project related impacts to soils and geologic resources is considered *less than cumulatively considerable*. Based on the underlying geologic formation, the project's potential impacts to previously unknown paleontological resources would be *less than significant* and *less than cumulatively considerable*.

Greenhouse Gas Emissions

As discussed in Section VI, Energy, the project, is estimated to generate approximately 141 metric tons of CO₂ per year. As stated in Section VIII., a project estimated to generate less than 770 MMTCO₂e GHG in 2028 is assumed to have a less than significant adverse impact that is not cumulatively considerable and consistent with the GHG reduction objectives of AB32 and SB32.

Therefore, cumulative impacts associated with GHG emissions would be *less than cumulatively considerable*.

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Hazards and Hazardous Materials

As discussed in Section IX. Hazards and Hazardous Materials, construction activities may include the use of hazardous materials that could result in potential hazards through routine transport, use, and disposal as well as under upset or accident conditions. Mitigation measures HAZ-1 and HAZ-2 have been identified to reduce potential impacts by restricting the location of equipment maintenance, refueling and other potentially hazardous activities, and identifying the appropriate response protocol for immediate cleanup of any spills.

Project impacts associated with hazards and hazardous materials would be *less than cumulatively considerable with mitigation*.

Hydrology and Water Quality

As discussed in Section X. Hydrology and Water Quality, the project is not expected to require the construction of additional water supply infrastructure that would result in a significant impact on the environment.

With regard to stormwater runoff, as discussed in Section X. Hydrology and Water Quality, the application materials include a preliminary stormwater management plan and will be conditioned to ensure post-construction runoff will satisfy NPDES standards and will not adversely impact downstream properties or improvements.

Therefore, project impacts are considered *less than cumulatively considerable*.

Noise

As discussed in Section XIII, Noise, project related noise associated with construction activities and outdoor cultivation would be less than significant.

Therefore, when considered with the potential impacts of other reasonably foreseeable development, the contribution of the subject project to potential noise impacts is considered *less than cumulatively considerable*.

Population and Housing

The most recent projection of regional growth for San Luis Obispo County is the 2050 Regional Growth Forecast (RGF) for San Luis Obispo County, prepared and adopted by SLOCOG in 2017. Using the Medium Scenario, the total county population, housing, and employment for both incorporated and unincorporated areas is projected to increase at an average annual rate of 0.50% per year. Between 2015 and 2050, the County's population is projected to increase by 44,000, or about 1,260 residents per year. Within the unincorporated area, the population is expected to increase by about 19,500 residents, or about 557 per year. Employment is expected to increase by about 6,441, or about 184 per year.

The project is expected to employ 5 to 8 permanent employees. When considered with the potential impacts of other reasonably foreseeable development in the unincorporated county, the contribution of the subject project to impacts related to housing and population is considered *less than cumulatively considerable*.

Public Services

The project would be subject to applicable public facility (County) and school (CGC Section 65995 et seq.) fee programs to offset impacts to public services. Therefore, when considered with the

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potential impacts of other reasonably foreseeable projects, the contribution of the subject project to potential public services impacts would be less than cumulatively considerable.

Transportation

Local Traffic Impacts. Total ADT is estimated to be about 227. As discussed in Section XVII, Transportation, the project would not result in a conflict with a plan or policy addressing the circulation system, or increase hazards due to a geometric design feature. Therefore, the project's potential traffic impacts would be *less than cumulatively considerable*.

Moreover, each project will is required to mitigate the project-specific impacts to the transportation network. Such mitigation may include, but is not limited to, the installation of roadway and intersection improvements necessary to serve the project and the payment of applicable road improvement fees. Therefore, when considered with the potential impacts of other reasonably foreseeable development, the contribution of the subject project to local roadway impacts would be *less than cumulatively considerable*.

Fire protection access requirements will be enforced as conditions of approval.

Vehicle Miles Traveled. Based on the screening criteria provided in the County's Transportation Impact Analysis Guidelines, the infill location and small size of the project are expected to have a less than significant impact on VMT that is considered de minimis and will therefore be *less than significant* and *less than cumulatively considerable*.

Other Impact Issue Areas

Based on the project's less-than-significant impacts and the discretionary review of all surrounding reasonably foreseeable future development, the project's potential impacts associated with the following issue areas would be *less than cumulatively considerable*:

- Land Use Planning;
- Mineral Resources;
- Recreation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfire.

- (c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Environmental impacts that may have an adverse effect on human beings, either directly or indirectly, are analyzed in each environmental resource section above. In addition, implementation of mitigation measures AQ-1 and AQ-2, HAZ-1 and HAZ-2, and identified in in the resource sections above would reduce potential adverse effects on human beings to less than significant; therefore, impacts would be *less than significant with mitigation*.

Conclusion

Potential impacts would be less than significant upon implementation of mitigation measures identified in the resource sections above.

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Sources

Provided in Exhibit A.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	In File**
☒	County Environmental Health Services	In File**
☐	County Agricultural Commissioner's Office	Not Applicable
☐	County Airport Manager	Not Applicable
☐	Airport Land Use Commission	Not Applicable
☒	Air Pollution Control District	In File**
☐	County Sheriff's Department	None
☒	Regional Water Quality Control Board	None
☐	CA Coastal Commission	Not Applicable
☒	CA Department of Fish and Wildlife	None
☐	CA Department of Forestry (Cal Fire)	Not Applicable
☐	CA Department of Transportation	Not Applicable
☒	Templeton Community Services District	In File**
☒	Other TAG	In File**
☒	Other AB 52 Tribes	In File**

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Department of Planning and Building.

☒ Project File for the Subject Application	☒ Templeton Design Plan
<u>County Documents</u>	☐ Specific Plan
☐ Coastal Plan Policies	☐ Annual Resource Summary Report
☒ Framework for Planning (Coastal/Inland)	☐ Circulation Study
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other Documents</u>
☒ Agriculture Element	☒ Clean Air Plan/APCD Handbook
☒ Conservation & Open Space Element	☒ Regional Transportation Plan
☐ Economic Element	☒ Uniform Fire Code
☒ Housing Element	☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ Noise Element	☐ Archaeological Resources Map
☒ Parks & Recreation Element/Project List	☐ Area of Critical Concerns Map
☒ Safety Element	☐ Special Biological Importance Map
☒ Land Use Ordinance (Inland/Coastal)	☒ CA Natural Species Diversity Database
☒ Building and Construction Ordinance	☒ Fire Hazard Severity Map
☒ Public Facilities Fee Ordinance	☒ Flood Hazard Maps
☒ Real Property Division Ordinance	☒ Natural Resources Conservation Service Soil Survey for SLO County
☐ Affordable Housing Fund	☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
☐ Airport Land Use Plan	☒ Other
☒ Energy Wise Plan	
☒ North County Area Plan/Salinas River SA	

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The project application materials are incorporated by reference in their entirety and available for review at the Department of Planning and Building, 976 Osos Street, Suite 200, San Luis Obispo. In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Project-Specific Studies and Supporting Materials

Project application materials

Central Coast Archeological Consultants, January 2026, Phase I Cultural Resources Survey of the Templeton Hotel Project

Charles E. Dills, February, 1991, Archaeological Potential of Phillips Road Property

Charles E. Dills, November, 1992, Recheck of David Property for Archaeological Potential

Heritage Discoveries, Inc., September, 1998, Phase I Archaeological Survey of the Davis Property

North Coast Engineering, May 23, 2024, Templeton Inn Preliminary Drainage Report

North Coast Engineering, July 29, 2025, Revised Templeton Inn Preliminary Drainage Report

North Coast Engineering, March, 2025, Preliminary Stormwater Control Plan for Templeton Inn

Orosz Engineering Group, September 24, 2024, Trip Generation Report With VMT Analysis, Templeton Hotel

Orosz Engineering Group, September 17, 2025, Updated Trip Generation Report With VMT Analysis, Templeton Hotel

Sage Institute, June 19, 2019, Biological Resources Assessment for Templeton Mixed-Use Project

Sage Institute, October 1, 2024, Review of Biological Resources Assessment for the Templeton Mixed-Use Project

Wallace Group, March 17, 2025, Water Use Evaluation for Templeton Hotel

Wallace Group, September 22, 2025, Offsite Laundry Water Use Evaluation for Templeton Hotel

Agency And Tribal Review

Air Pollution Control District, e-mail of July 23, 2025

Building Division, e-mail of July 21, 2025 from Jayne Ramos

Department of Public Works, September 5, 2025 referral response letter

Environmental Health – July 23, 2024 and June 237, 2025 referral response letters

Karen R. White, Xolo Tribe, e-mail response of November 19, 2025, December 2, 2025, and December 10, 2025

Patti Dunton, Administrator, Salinan Tribe, e-mail response of November 14, 2025

Templeton Area Advisory Group, letter of September 19, 2025

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Templeton Community Services District, June 27, 2025 letter from Laurie Azeem, District Engineer

Templeton Community Services District, June 4, 2025, Intent to Provide Water and Sewer Service to Templeton Hotel Development

Templeton Community Services District/Templeton Fire Department, e-mail of October 29, 2025

Templeton Community Services District, June 4, 2025, Agency Agreement for Riparian Lands

Other County References

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San Luis Obispo County. 1999. General Plan Safety Element. <https://www.slocounty.ca.gov/getattachment/893b6c58-7550-4113-911c-3ef46d22b7c8/Safety-Element.aspx> accessed August 2018

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California Department of Forestry and Fire Protection (CAL FIRE). 2007. "Draft Fire Hazard Severity Zones in Local Responsibility Areas." Available at <http://frap.fire.ca.gov/webdata/maps/san_luis_obispo/fhszl06_1_map.40.pdf>

California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. Available at <<https://www.envirostor.dtsc.ca.gov/public/>>

California Department of Transportation (Caltrans). 2019. California Scenic Highways Mapping Tool. Available at: < <https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=f0259b1ad0fe4093a5604c9b838a486a>>.

Carollo Engineers, San Luis Obispo County 2012 Master Water Report, Volume III, Table 8.

California Geological Survey (CGS). 2015. CGS Information Warehouse: Mineral Land Classification. Available at <<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>>

County of San Luis Obispo. 2016. 2015/2016 County Bikeways Plan. July 6th, 2016.

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County of San Luis Obispo, 2021, Transportation Impact Analysis Guidelines and VMT Sketch Planning Tool

Dibblee, Thomas W., Jr. 2004. Geologic Map of the Creston & Shedd Canyon Quadrangles, San Luis Obispo County, California. National Geologic Map Database. Available at:
<https://ngmdb.usgs.gov/Prodesc/proddesc_71748.htm>.

Department of Planning and Building website: <https://www.slocounty.ca.gov/Departments/Planning-Building/Department-Services/Agriculture,-Water,-and-Energy/Water-Programs/Programs-and-Services/PRGWB-Area-of-Severe-Degradation.aspx>

Occupational Health and Safety Administration Technical Manual, Section III, Chapter 5 part II.B.6.

Pacific Gas and Electric (PG&E). 2019. Delivering Low-Emission Energy. Available at:
<https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page>.

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Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that would reduce potentially significant impacts to less than significant levels. These measures would become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Air Quality

AQ-1 Fugitive Dust Construction Control Measures. *Prior to issuance of construction permits*, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

1. Reduce the amount of the disturbed area where possible;
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible. When water use is a concern due to drought conditions, the contractor or builder shall consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control,;
3. All dirt stock-pile areas shall be sprayed daily as needed;
4. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
5. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code (CVC) Section 23114.
6. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.
7. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
8. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division

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prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).

9. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities.
10. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
11. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
12. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
13. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
14. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

AQ-2 ROG, NOx, DPM Emissions. The following measures based on the SLOAPCD standard mitigation measures for construction equipment for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment shall be implemented to reduce exposure of sensitive receptors to substantial pollutant concentrations. These measures ***shall be shown on grading and building plans***:

1. Implement Mitigation Measure AQ-1, as identified above.
2. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 - b. Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
3. Maintain all construction equipment in proper tune according to manufacturer's specifications.
4. Fuel all off-road and portable diesel-powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
5. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines and comply with the State Off-Road Regulation.
6. Use on-road heavy-duty trucks that meet the CARB's 2010 or cleaner certification standard for on-road heavy-duty diesel engines and comply with the State On-Road Regulation.

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7. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.
8. Electrify equipment when possible.
9. Substitute gasoline-powered in place of diesel-powered equipment, when available. and,
10. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Biological Resources

BIO-1 Protection of Migratory and Nesting Bird Habitat. Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside the nesting season of birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected within the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less than significant level.

Hazards and Hazardous Materials

HAZ-1 Equipment Maintenance and Refueling. During all construction activities, the cleaning, refueling, and maintenance of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to all Best Management Practices applicable to attaining zero discharge of stormwater runoff. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

HAZ-2 Spill Response Protocol. During all construction activities, all project-related spills of hazardous materials shall be cleaned up immediately. Appropriate spill prevention and cleanup materials shall be onsite at all times during construction.