

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Templeton Hotel / N-DRC2024-00029 / ED25-180

Lead Agency: County of San Luis Obispo

Contact Name: Eric Tolle

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Phone Number: 805-788-2148

Project Location: Templeton

City

San Luis Obispo County

County

Project Description (Proposed actions, location, and/or consequences).

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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality- The project would be consistent with the SLOAPCD's Clean Air Plan and will generate construction related and operational emissions that fall below SLOAPCD thresholds. However, diesel particulate emissions associated with construction activities could adversely impact surrounding sensitive receptors. Therefore, potential impacts to air quality would be less than significant with mitigation.

Biological Resources- Upon implementation of mitigation measure BIO-1, construction shall avoid the migratory and nesting bird season. If construction cannot avoid nest bird season, a pre-construction survey shall be conducted.

Hazards and Hazardous Materials- 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 wildfire 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.

Land Use and Planning- 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

Air Pollution Control District
CA Department of Transportation
County Public Works Department
County Environmental Health Services
County Parks
Regional Water Quality Control Board
Templeton Community Service District/Fire