



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for the **Templeton Hotel Conditional Use Permit (N-DRC2024-00029 / ED 25-180)** is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is substantial evidence that the project would not have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on **January 20, 2026**. Mitigation measures are proposed to address impacts associated with **Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use & Planning** will be included as conditions of approval.

PROJECT: 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 in the community of Templeton. 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).

WHERE: Copies of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at:
<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/5facb2ce-7e7d-4d7a-b351-62bbd073396f>

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Eric Tolle**, Project Manager, at **etolle@co.slo.ca.us** or mail your written comments to the County of San Luis Obispo Department of Planning and Building at 976 Osos St., Rm 200, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **January 21, 2026** and ends **February 20, 2026**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration, tentatively scheduled for March 12, 2026.

If you would like more information about this project, please contact Eric Tolle, Project Manager, at etolle@co.slo.ca.us or (805) 788-2148.

DATED: January 20, 2026