

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2019039091**

Project Title: MJG Property Holding Partners Tract Map and Conditional Use Permit

Lead Agency: County of San Luis Obispo Contact Person: _____
 Stephanie Fuhs (sfuhs@co.slo.ca.us)
 Mailing Address: 976 Osos Street, Room 300 Phone: (805)781-5721
 City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: City of Arroyo Grande
 Cross Streets: Lopez Drive Zip Code: 93420
 Lat. / Long.: 35° 8' 54.7" N/ 120° 32' 45.7" W Total Acres: 37.67
 Assessor's Parcel No.: 047-200-019 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 101 Waterways: Arroyo Grande Creek
 Airports: _____ Railways: _____ Schools: Lucia Mar Unified School District.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 26 Acres 37.67 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:

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

A request by MJG Property Holding Partners, LLC, to allow the following:

1. A Vesting Tentative Tract Map (Tract 3027) to subdivide an existing 37.67-acre parcel into seven parcels ranging in size from 2.5 to 14.25 acres each for the purpose of sale and/or development; and
2. A Conditional Use Permit to allow expansion of the existing Sweet Springs Mobile Home Park from 14 units to 26 units including a density bonus for affordable housing increasing the allowable number of units from 19 to 26 based on State density bonus law.

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 3-18 - 2019
 SCH COMPLIANCE 4-21 - 2019

Project Sent to the following State Agencies

Resources Cal EPA
 Boating & Waterways ARB: Airport & Freight
 Central Valley Flood Prot. ARB: Transportation Projects
 Coastal Comm ARB: Major Industrial/Energy
 Colorado Rvr Bd Resources, Recycl. & Recovery
 Conservation SWRCB: Div. of Drinking Water
 CDFW # 4 SWRCB: Div. Drinking Wtr # _____
 Cal Fire SWRCB: Div. Financial Assist.
 Historic Preservation SWRCB: Wtr Quality
 Parks & Rec SWRCB: Wtr Rights
 Bay Cons & Dev Comm. Reg. WQCB # 3
 DWR Toxic Sub Ctrl-CTC _____
 Yth/Adlt Corrections
 Corrections
 CalSTA Independent Comm
 Aeronautics Delta Protection Comm
 CHP Delta Stewardship Council
 Caltrans# 5 Energy Commission
 Trans Planning NAHC
 Other Public Utilities Comm
 Education Santa Monica Bay Restoration
 Food & Agriculture State Lands Comm
 HCD Tahoe Rgl Plan Agency
 OES Conservancy
 State/Consumer Svcs
 General Services
 Other: _____

NOTE: review per lead

Please note State Clearinghouse Number (SCH#) on all Comments

2019039091

SCH#: _____
 Please forward late comments directly to the Lead Agency

AQMD/APCD 29

(Resources: 3 123)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 21, 2019 Ending Date April 21, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: _____ Date: _____

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



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1. A Vesting Tentative Tract Map (Tract 3027) to subdivide an existing 37.67-acre parcel into seven parcels ranging in size from 2.5 to 14.25 acres each for the purpose of sale and/or development; and
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The project includes off-site road improvements to Lopez Drive. The project will result in the disturbance of approximately 5,000 square feet of the 37.67-acre parcel for the off-site improvements to Lopez Drive. Improvements to the existing wastewater system, including a new leach field will require an additional approximately 7,500 square feet of site disturbance which would be located within a previously graded area. No additional site disturbance is proposed for future residential development because the site was previously graded under a permit issued by the State Housing and Community Development Department (HCD). The proposed project is within the Residential Suburban land use category and is located at 311 Sweet Springs Lane, north east of Hondonada Road, approximately three miles east of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) sub-area of the South County planning area.

Proposed Parcel 1 (14.25 acres) will contain the mobile home park with fourteen units. Parcels 2 through 7 will be residential parcels that will be limited to one primary residence per parcel and allowable accessory structures in the Residential Suburban land use category. No secondary dwellings will be allowed based on the applicant's project description and based on the water study review that was limited to primary dwellings. The applicant has proposed building envelopes ranging in size from 7,000 to 14,000 square feet for the areas previously disturbed by grading activities associated with the relocation of five mobile home units onto proposed Parcels 2, 3, 4, 5 and 7.

No on-site disturbance is required for access and utilities for the current project because the site was previously graded under a grading permit issued by a State Housing and Community Development permit (HCD Permit #6087760). This permit allowed approximately three acres of grading in order to relocate five existing mobile home units onto proposed Parcels 2, 3, 4, 5 and 7 and provide access and utilities to those units. There was no environmental review completed by HCD for this grading permit.

The applicant intends to move the five relocated units back onto proposed Parcel 1 prior to recordation of the final tract map. It was assumed in the environmental analysis that proposed parcels 2 – 7 could be developed in the future with other residential type units such as modular homes or traditional residential construction. It was assumed that all associated residential development (e.g. residences, garages, accessory structures) would be limited to the designated building envelopes. Five of the twenty mobile home units will be designated as affordable housing in order to qualify for the density bonus; four designated as "low" income, and one as "very low" income. There will be twenty mobile home units located on proposed Parcel 1 and six residential units on Parcels 2 through 7 for a total of 26 units for the project.

