

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# 2019049030

Project Title: Northwest Corner (NWC) Broad and Tank Farm Mixed-use Commercial/Assisted Living Project

Lead Agency: City of San Luis Obispo Contact Person: Brian Leveille
Mailing Address: 919 Palm Street Phone: 805-781-7166
City: San Luis Obispo Zip: 93401 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: San Luis Obispo
Cross Streets: Tank Farm Road and Broad Street Zip Code: 93401
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 10.7
Assessor's Parcel No.: 053-421-003 and 004 Section: 12 Twp.: T31S Range: 12E Base: Mount Diablo
Within 2 Miles: State Hwy #: 101 Waterways: Orcutt Creek
Airports: San Luis Obispo Railways: SPRR Schools: Sinsheimer, Hawthorne

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:
[X] Mit Neg Dec Other:
Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone APR 05 2019 [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Specific Plan Amendment

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 49,000 Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW
[] Waste Treatment: Type _____ MGD
[] Hazardous Waste: Type _____
[X] Other: Assisted Living Facility with 139 units

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Business Park, Community Commercial with Special Focus Overlay

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

Review of an Amendment to the Airport Area Specific Plan amending the land use designation from Business Park (BP-SP) to Community Commercial with Special Focus Overlay (C-C-SF-SP); General Plan Amendment and Rezone; Vesting Tentative Map (Tract 3115) to create seven (7) lots; review of a commercial center with 49,000 square feet, assisted living facility with 139 units; and creek setback exception.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 5 - 2019

SCH COMPLIANCE 5 - 6 - 2019

Project Sent to the following State Agencies

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

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

SCH#: 2019049030

Please forward late comments directly to the Lead Agency

AQMD/APCD 29

(Resources: 4 / 6)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # ³ _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & 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 Mtns. 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 # ⁴ _____	<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"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: Army Corps of Engineers
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: US Fish and Wildlife
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 5, 2019 Ending Date May 4, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>NKT Development</u>
Address: _____	Address: <u>684 Higuera St. Suite B</u>
City/State/Zip: _____	City/State/Zip: <u>San Luis Obispo, CA 93401</u>
Contact: _____	Phone: <u>805-541-9004</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 4-4-19

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