

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 # _____

Project Title: Anderson Grading Permit PMTG2019-00020

Lead Agency: County of San Luis Obispo Contact Person: Katie Nall
Mailing Address: 976 Osos Street, Room 300 Phone: (805) 781-5702
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: City of Morro Bay

Cross Streets: Toro Creek Road Zip Code: 93446

Lat. / Long.: 35° 26' 37" N / 120° 49' 23" W Total Acres: 170.46-acres

Assessor's Parcel No.: 046-212-024 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: Alva Paul Creek, Old Creek, Smith Creek, Toro Creek, Willow Creek
Airports: _____ Railways: _____ Schools: San Luis Obispo Joint Community College District and San Luis Coastal 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 _____ FONSI

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 Grading Permit

Development Type:

Residential: Units 1 Acres 0.81 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:

Agriculture

Project Description:

A request by Douglas Anderson for a Major Grading Permit (PMTG2019-00020) to allow for the construction of a new 2,574-square-foot single-family residence, 425-square-foot guest house, pool, septic system and leach field, storm drain, swales, carport, driveway, and parking area. The project will include the demolition of one existing 1,756-square-foot single-family residence. Two primary residences are currently located on the parcel. The project will result in the disturbance of 0.81 acres, including 1,500 cubic yards of cut and 200 cubic yards of fill, on the 170.46-acre parcel. The proposed project is located within the Agricultural land use category and is located 2490 Toro Creek Road, approximately 3.5 miles east of the community of Cayucos, within the Adelaide sub area of the North County Planning Area.

The site is accessed via Toro Creek Road. The 170.46-acre parcel covers moderately to steeply sloping topography, which is most vacant, covered by annual grasses. The southern portion of the parcel contains the two existing single-family residences and agricultural accessory structures. The residence proposed to be demolished and the location of the replacement residence is located on the south side of Toro Creek. An existing bridge is used to cross over the creek from Toro Creek Road to both existing residences and the new building site. Riparian vegetation runs along the creek and provides visual screening of the site from Toro Creek Road. The project site is the flattest area of the parcel. The parcel is surrounded by vacant grazing land, interspersed by single-family residences as well as vineyards and orchards.

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".

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| <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 # 5 | <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 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 checked="" 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"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date January 22, 2020 Ending Date February 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Doug Anderson</u>
Address: _____	Address: <u>2490 Toro Creek Road</u>
City/State/Zip: _____	City/State/Zip: <u>Morro Bay CA 93442</u>
Contact: <u>Thom Brajkovich</u>	Email: <u>douganderson1131@gmail.com</u>
Phone: <u>(805) 541-9486</u>	

Signature of Lead Agency Representative: _____ Date: January 21, 2020

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