## **Notice of Completion & Environmental Document Transmittal**

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814       Series         Project Title: Toad Creek Terrace LLC. Tract Map with Conditional Use Permit SUB2019-00017/Tract 3132 ED 20-029         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 Paso Robles         Cross Street: Old County Road       Zip Code: 93465         Lat. / Long: 35° 33' 17.9" N / 120' 42' 9.2" W       Total Acres: 5.63 acres         Assessor's Parcel No: 041-031-013       Section: Twp::       Range::         Mithin 2       State Hwy 4: 101       Waterways: Toad Creek         Mither       State Hwy 4: 101       Waterways: Toad Creek         District       Range::       Schools: Templeton Unified School         District       Creat Acres       Phone Unified School         District       Mit Neg Dec       Other       Joint Document         Mit Neg Dec       Other       Draft EIR       NEPA:       NOI       Other         District       Mit Neg Dec       Other       Doraft EIR       Acres       Final Document         Office:       Sq.4.	For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814       Image: Superstance of the second street is a	Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613		
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Lead Agency:       Contact Person:       Katile Nall         Mailing Address:       976 Osos Street, Room 300       Phome:       (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 Paso Robles         Cross Streets:       Old County Road       Zip Code:       93465         Lat. / Long:       337 397 NP / 120° 42° 9.2° W       Total Acres:       5.63 acres         Assessor's Parcel No:       041-031-013       Section:       Twp:       Range:       Base:         Within 2 Miles:       State Hwy #:       101       Waterways:       Total Acres:       5.63 acres         Obcument Type:       Railways:	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 CommunityCity of Paso Robles         Cross Streets: Old County Road       Zip Code: 93465         Lat / Long: 35 53 17.9" N / 10° 42° 9.2" W       Total Acres: 5.63 acres         Assessor's Parcel No: 941-031-013       Section: Twp: Range: Base:         Within 2 Miles: State Hwy #: 101       Waterways: Toad Creek         Airports:	····· ,···· ··· ··· ··· ··· ··· ··· ···		
Mailing Address: 976 Osos Street, Room 300       Phone: [805) 781-5702         City:       San Luis Obispo       County: San Luis Obispo         Project Location: County:       San Luis Obispo       City/Nearest Community:       City of Paso Robles         Cross Streets:       Old County Road       Zip Code: 93465       Zip Code: 93465         Lat. / Long::       35° 33' 179" N / 120° 42° 2° W       Total Acres: 5.63 acres       Assessor's Parcel No: 041-031-013       Section:       Twp:       Range:       Base:	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 Paso Robles         Cross Streets: Old County Road       Zip Code: 93465         Lat. / Long: 357 33/ 17.9* N / 120* 42* 9.2* W       Total Acres: 5.63 acres         Assessor's Parcel No: 041-031-013       Section: Twp: Range: Base: Schools: Templeton Unified School         District       Railways: Schools: Templeton Unified School         District       Section: Type: Schools: Templeton Unified School         District       Doard EIR         CEQA:       NOP         Base:       Supplement/Subsequent EIR         Neg Dec       Orar SCH No.)         Other       Draft EIS         Other       Other         CeqA:       NoP         General Plan Updat       Specific Plan         General Plan Dedmedment       Master Plan         Ming: Neg Dec       Other         Other       Costal Permit         Cale Action Type:       Pares         General Plan Dedmendment       Master Plan         District       Prezone         Constructinty Rai       Other         Dist	Project Title: Toad Creek Terrace LLC. Tract Map with Conditional Use Permit SUB2019-00017/Tract 3132 ED 20-029		
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Development Type:	Development Type: <ul> <li>Residential: Units 20</li> <li>Acres</li> <li>Employees</li> <li>Transportation: Type</li> <li>MGD</li> </ul> Office: Sq.ft.       Acres       Employees       Mining:       Mineral                Commercial:Sq.ft.       Acres       Employees       MW       MGD                Industrial: Sq.ft.       Acres       Employees       MW       MW                Educational              Waste Treatment: Type       MGD       MGD                Recreational              Hazardous Waste: Type       MGD                  Project Issues Discussed in Document: <ul> <li>Acres</li> <li>Fiscal</li> <li>Schools/Universities</li> <li>Water Quality</li> <li>Forest Land/Fire Hazard</li> <li>Sever Capacity</li> <li>Wetland/Riparian</li> <li>Minerals</li> <li>Soil Erosion/Compaction/Grading</li> <li>Wildlife</li> <li>Coastal Zone</li> <li>Noise</li> <li>Solid Waste</li> <li>Growth Inducing</li> <li>Drainage/Absorption</li> <li>Population/Housing Balance</li> <li>Toxic/Hazardous</li> <li>Land Use</li> <li>Commic/Jobs</li> <li>Public Services/Facilities</li> </ul>	— 1		
Residential: Units 20       Acres       MGD         Office:       Sq.ft.       Acres       Employees       Transportation: Type         Commercial:Sq.ft.       Acres       Employees       Mining:       Mineral         Industrial:       Sq.ft.       Acres       Employees       Model         Educational       Mecreational       Waste Treatment: Type       MGD         Recreational       Model       Hazardous Waste: Type       MGD         Other:       Other:       Waste Treatment: Type       MGD         Other:       Other:       Waste Treatment: Type       MGD         Recreational       Fiscal       Recreation/Parks       Vegetation         Agricultural Land       Flood Plain/Flooding       Schools/Universities       Waster Supply/Groundwater         Archeological/Historical       Geologic/Seismic       Sewer Capacity       Wetland/Riparian         Biological Resources       Minerals       Soil Erosion/Compaction/Grading       Wildlife	Residential: Units 20       Acres	Community Plan Site Plan	Land Division (Subdivision, etc.)	
Residential: Units 20       Acres       MGD         Office:       Sq.ft.       Acres       Employees       Transportation: Type         Commercial:Sq.ft.       Acres       Employees       Mining:       Mineral         Industrial:       Sq.ft.       Acres       Employees       Model         Educational       Mecreational       Waste Treatment: Type       MGD         Recreational       Model       Hazardous Waste: Type       MGD         Other:       Other:       Waste Treatment: Type       MGD         Other:       Other:       Waste Treatment: Type       MGD         Recreational       Fiscal       Recreation/Parks       Vegetation         Agricultural Land       Flood Plain/Flooding       Schools/Universities       Waster Supply/Groundwater         Archeological/Historical       Geologic/Seismic       Sewer Capacity       Wetland/Riparian         Biological Resources       Minerals       Soil Erosion/Compaction/Grading       Wildlife	Residential: Units 20       Acres	Development Type:		
□ 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	□ Office:       Sq.ft.       Acres       Employees       □ Transportation:       Type         □ Industrial:       Sq.ft.       Acres       Employees       □ Mining:       Mineral         □ Industrial:       Sq.ft.       Acres       Employees       □ Power:       Type       MW         □ Educational       □       Waste Treatment: Type       MGD         □ Recreational       □       Hazardous Waste:       Type       MGD         □ Acres       □       Hazardous Waste:       Type		Water Facilities: Type MGD	
□ Commercial:Sq.ft.       Acres       Employees       □ Mining:       Mineral         □ Industrial:       Sq.ft.       Acres       Employees       □ Power:       Type       MW         □ Educational        □ Waste Treatment:Type       MGD          □ Recreational        □ Hazardous Waste: Type       MGD          □ Other:        □ Other:           Project Issues Discussed in Document:	□ Commercial:Sq.ft.       Acres       Employees       □ Mining:       Mineral         □ Industrial:       Sq.ft.       Acres       Employees       □ Power:       Type       MW         □ Educational       □       □ Waste Treatment:Type       MGD       □         □ Recreational       □       □ Hazardous Waste: Type	Office: Sq.ft Acres Employees	Transportation: Type	
□       Educational       □       Waste Treatment: Type      MGD         □       Recreational       □       Hazardous Waste: Type	Educational       Waste Treatment:Type       MGD         Recreational       Hazardous Waste: Type       Other:         Other:       Other:       Vegetation         Assthetic/Visual       Fiscal       Recreation/Parks       Vegetation         Agricultural Land       Flood Plain/Flooding       Schools/Universities       Water Quality         Archeological/Historical       Geologic/Seismic       Sewer Capacity       Wetland/Riparian         Biological Resources       Minerals       Soil Erosion/Compaction/Grading       Wildlife         Drainage/Absorption       Population/Housing Balance       Toxic/Hazardous       Land Use         Economic/Jobs       Public Services/Facilities       Traffic/Circulation       Cumulative Effects	Commercial:Sq.ft Acres Employees	Mining: Mineral	
□       Recreational       □       Hazardous Waste: Type         □       Other:       □         □       Other:       □         □       Other:       □         □       Aesthetic/Visual       □       Fiscal       □       Recreation/Parks       □       Vegetation         □       Agricultural Land       □       Flood Plain/Flooding       □       Schools/Universities       □       Water Quality         □       Arir 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	Recreational       Hazardous Waste: Type         Other:       Other:         Other:       Other:         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/Groundwate         Archeological/Historical       Geologic/Seismic       Sewer Capacity       Wetland/Riparian         Biological Resources       Minerals       Soil Erosion/Compaction/Grading       Wildlife         Drainage/Absorption       Population/Housing Balance       Toxic/Hazardous       Land Use         Economic/Jobs       Public Services/Facilities       Traffic/Circulation       Cumulative Effects		Waste Treatment: Type MW	
Project Issues Discussed in Document:         Aesthetic/Visual       Fiscal         Agricultural Land       Flood Plain/Flooding         Schools/Universities       Water Quality         Air Quality       Forest Land/Fire Hazard         Archeological/Historical       Geologic/Seismic         Biological Resources       Minerals	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/Groundwate         Archeological/Historical       Geologic/Seismic       Sewer Capacity       Wetland/Riparian         Biological Resources       Minerals       Soil Erosion/Compaction/Grading       Wildlife         Orainage/Absorption       Population/Housing Balance       Toxic/Hazardous       Land Use         Drainage/Absorption       Public Services/Facilities       Traffic/Circulation       Cumulative Effects			
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	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         Drainage/Absorption       Population/Housing Balance       Toxic/Hazardous       Land Use         Other Utilities       Vultilities       Vegetation			
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	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         Drainage/Absorption       Population/Housing Balance       Toxic/Hazardous       Land Use         Other Utilities       Vultilities       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	Agricultural Land       Flood Plain/Flooding       Schools/Universities       Water Quality         Air Quality       Forest Land/Fire Hazard       Septic Systems       Water Supply/Groundwate         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	-		
☑ 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	Air Quality       □ Forest Land/Fire Hazard       □ Septic Systems       □ Water Supply/Groundwate         □ Archeological/Historical       □ Geologic/Seismic       □ Sewer Capacity       □ Wetland/Riparian         □ Biological Resources       □ Minerals       □ Soil Erosion/Compaction/Grading       □ Wildlife         □ Drainage/Absorption       □ Population/Housing Balance       □ Toxic/Hazardous       □ Land Use         □ Other Utilities       □ Other Utilities       □ Cumulative Effects			
□ Archeological/Historical       □ Geologic/Seismic       □ Sewer Capacity       ☑ Wetland/Riparian         ☑ Biological Resources       □ Minerals       □ Soil Erosion/Compaction/Grading       ☑ Wildlife	□ 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			
Biological Resources Internals Soil Erosion/Compaction/Grading Wildlife	⊠ 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			
	□ Drainage/Absorption       □ Population/Housing Balance       □ Toxic/Hazardous       □ Land Use         □ Economic/Jobs       □ Public Services/Facilities       □ Traffic/Circulation       □ Cumulative Effects         □ Other       Utilities       □ Cumulative Effects       □ Cumulative Effects	⊠ Biological Resources ☐ Minerals ☐	Soil Erosion/Compaction/Grading 🖾 Wildlife	
	Economic/Jobs       Public Services/Facilities       Traffic/Circulation       Cumulative Effects         Other       Utilities		ē	
	C Other Utilities			
	Present Land Use/Zoning/General Plan Designation:			
Present Land Use/Zoning/General Plan Designation:	Residential Single-Family	Present Land Use/Zoning/General Plan Designation:		

## **Project Description:**

Request by Toad Creek Terrace LLC for a Vesting Tentative Tract Map (Tract 3132) and concurrent Conditional Use Permit (SUB2019-00046) to subdivide an existing 5.63-acre parcel into a 20-lot residential Planned Development, and Residential Small Lot Single-Family Cluster Division with a 2.21-acre remainder parcel. Each residential parcel will be approximately 1,760 to 2,760-square-feet (gross) in size and allow the construction of one single-family residence between approximately 1,710 and 1,890-square-feet with an attached 420-square-foot two-car garage. The project is requesting ordinance modifications to the development standards of Small Lot Single-Family (22.30.475D) to allow the third story on all units to exceed 75% of the first floor footprint as well as modifications to Access and Circulation Design (21.03.010D 1 & 7) to allow access to more than five (5) parcels by a private road easement, and to reduce the required road width. The project will result in the disturbance of 1.40-acres of the 5.63-acre parcel. The project is within the Residential Single-Family land use category and is located at the corner of Old County Road and Gibson Road in the community of Templeton. The site is located in the Salinas River Sub Area of the North County Planning Area.

## Reviewing Agencies Checklist

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".		
Air Resources Board	Office of Emergency Services	
Boating & Waterways, Department of	Office of Historic Preservation	
California Highway Patrol	Office of Public School Construction	
X CalFire	Parks & Recreation	
Caltrans District # 5	Pesticide Regulation, Department of	
Caltrans Division of Aeronautics	Public Utilities Commission	
Caltrans Planning (Headquarters)	X Regional WQCB #	
Central Valley Flood Protection Board	Resources Agency	
Coachella Valley Mountains Conservancy	S.F. Bay Conservation & Development Commission	
Coastal Commission	San Gabriel & Lower L.A. Rivers and Mtns Conservancy	
Colorado River Board	San Joaquin River Conservancy	
Conservation, Department of	Santa Monica Mountains Conservancy	
Corrections, Department of	State Lands Commission	
Delta Protection Commission	SWRCB: Clean Water Grants	
Education, Department of	SWRCB: Water Quality	
Energy Commission	SWRCB: Water Rights	
X Fish & Game Region # 4	Tahoe Regional Planning Agency	
Food & Agriculture, Department of	Toxic Substances Control, Department of	
General Services, Department of	Water Resources, Department of	
Health Services, Department of	· · ·	
Housing & Community Development	Other	
Integrated Waste Management Board	Other	
Native American Heritage Commission		
-		
Local Public Review Period (to be filled in by lead agenc		
Starting Date April 24, 2020	Ending Date <u>May 24, 2020</u>	
Lead Agency (Complete if applicable):		
Consulting Firm:	_ Applicant:	
Address: 976 Osos St – Room 300	Address:	
City/State/Zip: San Luis Obispo, CA 93401	_ City/State/Zip:	
	Phone:	
Phone: <u>805-781-5702</u>		
Signature of Lead Agency Representative:	Date:	

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