

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): ... N / ... W 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:

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] 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

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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:

6 - 7 - 2019

SCH COMPLIANCE

7 - 8 - 2019

Project Sent to the following State Agencies

- [X] 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 [X] SWRCB: Div. of Drinking Water
[X] CDFW # 4 [] SWRCB: Div. Drinking Wtr #
[] Cal Fire [] SWRCB: Div. Financial Assist.
[X] Historic Preservation [] SWRCB: Wtr Quality
[X] Parks & Rec [] SWRCB: Wtr Rights
[] Bay Cons & Dev Comm. [X] Reg. WQCB # 3
[] DWR [] Toxic Sub Ctrl-CTC
[] CalSTA
[X] Aeronautics
[X] CHP
[X] Caltrans# 5
[] Trans Planning
[] Other
[] Education
[] Food & Agriculture
[] HCD
[] OES
[] State/Consumer Svcs
[] General Services
[] 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: 6 / 8)

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".

- Reviewing Agencies Checklist with checkboxes and handwritten marks (X) for various agencies including Air Resources Board, Fish & Game Region #4, and others.

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

Starting Date June 7, 2019 Ending Date July 6, 2019

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: [Handwritten Signature] Date: June 5, 2019

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