

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): 35 ° 14 ' 54 " N / 120 ° 38 ' 36 " W Total Acres: 10.07
Assessor's Parcel No.: 053-421-003 and 004 Section: 12 Twp.: T31S Range: R12E Base: Mount Diablo
Within 2 Miles: State Hwy #: 101, 227 Waterways: Orcutt Creek
Airports: San Luis Obispo Railways: UPRR 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 JUL 25 2019
[ X ] General Plan Amendment [ ] Master Plan [ ] Prezone STATE CLEARINGHOUSE
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit Coastal Permit
[ ] Community Plan [ X ] Site Plan [ X ] Land Division (Subdivision, etc.) [ ] Other:

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:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] 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: 7-25-2019

SCH COMPLIANCE 8-23-2019

A.H. 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
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
X Aeronautics
X CHP
X Caltrans # 5
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
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: 7 / 27)

**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 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 checked="" type="checkbox"/> Caltrans District # 5               | <input checked="" 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 type="checkbox"/> Other: <u>US Army Corps of Engineers</u>            |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: <u>US Fish and Wildlife</u>                  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date July 26, 2019 Ending Date August 25, 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:** 7/23/19

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