

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: Peoples' Self-Help Housing Corporation (PSHH), Mission Gardens San Miguel General Plan Amendment (LRP2019-00002), Vesting Tentative Tract Map (Tract 3131), and Conditional Use Permit (SUB2021-00002), ED21-101

Lead Agency: County of San Luis Obispo Contact Person: Emi Sugiyama
Mailing Address: 976 Osos Street, Room 300 Phone: (805) 788-9470
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: community of San Miguel
Cross Streets: N Street and Chick Lane Zip Code: 93451
Lat. / Long.: 35° 44' 50" N / 120° 41' 42" W Total Acres: 2.9 acres
Assessor's Parcel No.: 021-362-001 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 101 Waterways: Salinas River
Airports: None Railways: Southern Pacific Railroad
Schools: Paso Robles Joint Unified School District, San Miguel Elementary School District, San Luis Obispo Joint Community College 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: _____

Development Type:

- Residential: Units 15 Acres 2.9 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:

Residential Single-Family

Project Description:

A request by Peoples' Self-Help Housing Corporation (PSHH) for a General Plan Amendment (LRP2019-00002) to remove the 60-parcel limitation from the Mission Gardens site in San Miguel (County Code Section 22.104.060.F.2) and a Vesting Tentative Tract Map (Tract 3131) and concurrent Conditional Use Permit (SUB2021-00002) to subdivide an existing 4.69-acre parcel (APN 021-362-001) into 16 lots consisting of 15 residential parcels ranging from 5,622-square-feet to 13,892-square-feet, a 1.81-acre open space lot, construction of 15 affordable single-family residences. This project is a Planned Residential Development and includes the demolition of an existing 1,310 square-foot residence. The project will result in the disturbance of 2.9 acres, including 1,300-cubic yards of cut, and 4,100-cubic yards of fill. The project is within the Residential Single-Family land use category and is located at 1051 Wimer Way in the community of San Miguel. The site is located in the Salinas River Sub-Area of the North County Planning Area.

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 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 type="checkbox"/>	CalFire	<input type="checkbox"/>	Parks & Recreation
<input type="checkbox"/>	Caltrans District # _____	<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 checked="" type="checkbox"/>	Regional WQCB # <u>3</u> _____
<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 type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>4</u> _____	<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 checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date June 18, 2021 Ending Date July 18, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Peoples' Self Help Housing</u>
Address: <u>976 Osos St -- Rm 300</u>	Address: <u>3533 Empleo Street</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>San Luis Obispo / CA / 93401</u>
Contact: <u>Emi Sugiyama</u>	Phone: <u>(805) 540-2465</u>
Phone: <u>(805) 788-9470</u>	

Signature of Lead Agency Representative: _____ Date: _____

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