

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 – Nipomo Vesting Tentative Tract Map (Tract 3163) and Conditional Use Permit (SUB2020-00080), ED21-110

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 Nipomo

Cross Streets: N Thompson Ave and West Branch Street Zip Code: 93444

Lat. / Long.: 35° 2' 38" N / 120° 28' 39" W Total Acres: 1.68 acres

Assessor's Parcel No.: 090-095-015 and 090-095-006 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101 Waterways: Deleissigues Creek

Airports: None Railways: None

Schools: Lucia Mar School District and San Luis Obispo Joint Community College District

Document Type:

- | | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | <input type="checkbox"/> (Prior SCH No.): _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other _____ |
| | <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other | | <input type="checkbox"/> FONSI | | |

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Residential: Units <u>10</u> Acres <u>1.68</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other | | | |

Present Land Use/Zoning/General Plan Designation:

Commercial Retail

Project Description:

A request by Peoples' Self-Help Housing Corporation (PSHH) for a Vesting Tentative Tract Map (Tract 3163) and concurrent Conditional Use Permit (SUB2020-00080) to subdivide an existing 1.68-acre parcel (APNs 090-095-015 and 090-095-006) into 10 lots ranging from 4,151 to 12,324 gross square-feet and the construction of 10 workforce housing single-family residences. The project will result in the disturbance of the entire a 1.68-acre parcel, including 350-cubic yards of cut and 2,150-cubic yards of fill. The project is within the Commercial Retail land use category and is located at the intersection of West Branch Street and North Thompson Avenue in the community of Nipomo. The site is located in the South County Inland Sub-Area of the South 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 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 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 22, 2021 Ending Date July 22, 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.