

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: S000330T Mid-State Properties Tract Map

Lead Agency: County of San Luis Obispo Contact Person: Eric Hughes
Mailing Address: 976 Osos Street, Room 300 Phone: (805)781-4097
City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: City of Arroyo Grande
Cross Streets: Hondonada Road; Lopez Drive Zip Code: 93420
Lat. / Long.: 35° 08' 53" N/ 120° 32' 53" W Total Acres: 37
Assessor's Parcel No.: 047-182-002 Section: _____ Twp.: 32S Range: 13E Base: _____
Within 2 Miles: State Hwy #: SR 227 Waterways: Arroyo Grande Creek; unnamed drainage
Airports: N/A Railways: N/A Schools: Lucia Mar Unified School 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 _____ Acres _____ 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: Residential subdivision

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 Energy

Present Land Use/Zoning/General Plan Designation:

Residential Suburban

Project Description: (please use a separate page if necessary)

See Attached

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".

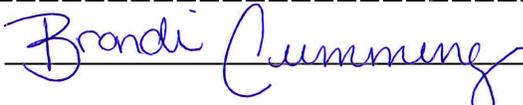
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 5	<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 # 3
<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 checked="" 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"/> 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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: SWCA Environmental Consultants Applicant: Mid State Properties
Address: 1422 Monterey Street, B-C 200 Address: 1320 Archer Street
City/State/Zip: San Luis Obispo, CA 93405 City/State/Zip: San Luis Obispo, CA 93401
Contact: Brandi Cummings Phone: 805-541-4509
Phone: 805-786-2550

Signature of Lead Agency Representative:  Date: 02-24-2023

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

Notice of Completion – Attachment 1

A request by Mid-State Properties for a Vesting Tentative Tract Map (Tract 2383) and Variance to subdivide a 37-acre parcel into 11 new residential parcels, ranging in size from 2.5 acres to 4.56 acres. A building envelope is proposed on each parcel ranging in size from 6,620 square feet (sf) to 15,850 sf. The project would require 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork) and would result in 12.5 acres of site disturbance as a result of grading for road and utility improvements, vegetation removal, recontouring of the former quarry, and grading of future building pads. The project requires a variance due to grading on slopes greater than 30% to construct portions of "Street B", recontouring of the former quarry on Lot 1 and 11, and for a portion of building pad improvements on Lot 11. In addition, an adjustment to Title 21 (Real Property Division Ordinance) to allow more than 5 parcels to take access off a private easement is also required. The project site is located in the Residential Suburban land use category, on the northeast side of Hondonada Road, approximately 1,500 feet north of Lopez Drive, northeast of the City of Arroyo Grande. The project is located in the San Luis Bay (Inland) Sub Area (South) of the South County (Inland) Planning Area.

The applicant is proposing to subdivide the 37-acre parcel into 11 individual residential lots located across the entire project site. Development of the individual residences are not proposed at this time and would be constructed later by individual homeowners or by a developer. Development on the parcels would be limited to primary dwellings and residential accessory structures only; secondary dwellings or accessory dwelling units would not be allowed based on an identified limitation of water resources (Cleath 2016).

Approximately 2.2 acres of oak woodland (approximately 74 individual trees) would be removed or impacted to accommodate proposed tract improvements and construction of the residential building pads/envelopes that would accommodate future development. To help mitigate for this impact, the applicant prepared an Oak Tree Replacement and Protection Plan (Padre 2017) and is proposing that 5.24 acres of oak woodland be conserved onsite through conservation and open space easements.

Primary access to the individual lots from Lopez Drive would be from Hondonada Road, which runs along the western edge of the project site. Oak Way, to the north of the project, would provide emergency access to and from the site via Corbett Canyon Road. No improvements are proposed or required of Oak Way.

Site Improvements

Tract improvements, including improvements to Hondonada Road, drilling of two new domestic well systems, construction of ten water storage tanks, installation of private water service lines, and public utility extensions, would result in approximately 12.5 acres of site disturbance. All improvements will result in a total volume of earthwork of approximately 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork).

The project would require private water connections to serve the lots. New connections would be placed within access and utility easements within the road and would connect to two new wells and one existing well located at the southern portion of the property near Hondonada Road. A new Small Public Water System would be created to manage the water supply. At full build-out, the project would result in approximately 7.5 acre-feet of water demand per year. Sewage would be handled through individual septic systems on each lot.

Future development would include construction of individual residences on the building pads/envelopes created as part of tract improvements. Septic tanks, leach fields, and water storage tanks would also be installed on each lot, outside of the building envelopes based on optimal siting for percolation and flow.

While all tree removal would be completed during tract improvements, individual residential construction would result in additional non-tree vegetation removal to create wildfire defensible space. The construction of these future developments/improvements have been anticipated and analyzed in this MND, as shown on the Vesting Tentative Map for Tract 2383 submitted March 2021.

Baseline Conditions

The project site is located approximately 1,500 feet north of the intersection of Hondonada Road and Lopez Drive, approximately 1.25 miles northeast of the City of Arroyo Grande on the north side of Lopez Drive. The project site consists of a single legal parcel, approximately 37 acres in size, which is currently undeveloped and has historically been vacant, apart from an old gravel quarry, which is now abandoned. Topography of the project site varies from nearly level in some areas to steeply sloping in others with an average slope of 24%, and is vegetated primarily by annual grasslands, chaparral and scrub, and coast live oak woodland. The project site has a land use designation of Residential Suburban and is subject to the regulations of Title 22 of the County Code.

The project is bordered to the north by large Residential Rural parcels, five to 20 acres in size, with very low-density residential development, by smaller Residential Suburban parcels, one to five acres in size, with low-density residential development to the south and west, and by the Sweet Springs Mobile Home Park (a 37.67-acre Residential Suburban parcel with 14 residential units) to the east. There is a current application for an expansion of the Sweet Springs Mobile Home Park with a proposed 12 additional units [6 single family residences and 6 mobile home units].

The project site is accessed by Hondonada Road, which runs along the western edge of the project site and extends to Lopez Drive on a "flag" portion of the parcel.