

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: MJG Properties/Sweet Springs Conditional Use Permit DRC2022-00025

Lead Agency: County of San Luis Obispo

Contact Person: Elizabeth Moreno

Mailing Address: 976 Osos St

Phone: 805-781-5721

City: San Luis Obispo

Zip: 93401

County: County of San Luis Obispo

Project Location: County: County of San Luis Obispo

City/Nearest Community: City of Arroyo Grande

Cross Streets: Huasna Road and Lopez Drive intersection

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 35 ° 08 ' 52.16 " N / 120 ° 32 ' 46.78 " W **Total Acres:** 37.67

Assessor's Parcel No.: **Section:** **Twp.:** **Range:** **Base:**

Within 2 Miles: **State Hwy #:** 101 **Waterways:**

Airports: **Railways:** **Schools:**

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:**

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 ⁹ Acres ☐ Transportation: Type ☐ Mining: Mineral
☐ Office: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Commercial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Industrial: Sq.ft. Acres Employees ☐ Hazardous Waste: Type
☐ Educational: ☐ Other:
☐ Recreational: ☐ Water Facilities: Type MGD

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 ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other:

Present Land Use/Zoning/General Plan Designation:

Residential Suburban

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

A request by MJG Property Holding Partners, LLC for a Conditional Use Permit to allow the expansion of the existing Sweet Springs Mobile Home Park from 17 units to 26 units. The project includes a density bonus for affordable housing increasing the allowable number of units on the site from 19 to 26 based on the State density bonus law. The project would result in 1.30 acres of ground disturbance, including 3,220 cubic yards of earthwork, for road, drainage, and wastewater infrastructure. The project site is located at 311 Sweet Springs Road, approximately 2,500 feet northeast of the Huasna Road and Lopez Drive intersection, northeast of the City of Arroyo Grande. The project is located in the Residential Suburban land use category, within the San Luis Bay (Inland) Sub Area (South) of the South County Inland Planning Area. The site was previously graded under a grading permit issued by a State Housing and Community Development permit (HCD; Permit #5087760). This permit allowed approximately three acres of grading in order to provide access and utilities to Units 1-6. The applicant has identified designated lease areas ranging in size from 7,000 to 14,000 square feet for the areas previously disturbed by grading activities on Units 1-6. Five of the twenty-six mobile home units will be designated as affordable housing in order to qualify for the density bonus, with four designated as "low" income, and one as "very low" income. Site Improvements The project includes driveway improvements to Lopez Drive, as required by the Department of Public Works, sewer line trenching, and sewer leach field improvements. The project would result in the disturbance of approximately 5,000 square feet for off-site improvements to Lopez Drive, approximately 44,000 square feet for grading and drainage improvements to the 24-foot-wide northernmost driveway providing access to Units 1-6, and 1,900 square feet for sewer line trenching. Additionally, a 110,000-gallon water tank would be installed north of Unit 1. Units 7 and 19-26 would receive new 1,200-gallon individual septic tanks that would flow to communal leach areas located near Units 7 and 13-18. These improvements to the existing wastewater system would require an additional approximately 7,900 square feet of site disturbance, which would be located within previously graded areas. Units 1-6, 8-11, and 18 have existing individual 1,200-gallon septic tanks and Units 12-17 share an existing 6,000-gallon septic tank which would remain. The new leach lines are located at least 100 feet from the creek and are a minimum of 250 feet from the onsite wells. No leach lines would be dug approximately 36 inches deep. The site has existing mobile homes on Units 1, 3-9, 11, 14, 15, 17, 18, and 22. Units 10, 13, and 16 previously had mobile homes installed, but were decommissioned and would be reinstalled with project approval. New mobile homes would be placed on Units 2, 12, 19-21, and 23-26. No additional site disturbance is proposed for future residential development (i.e., building pads) because the site was previously graded under a permit issued by the State HCD.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabri ~~e~~ & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date 8.2.2023 Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Elizabeth Mann Date: 8-2-23

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