

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: Nipomo High School Agriculture Buffer Reevaluation Project

Lead Agency: Lucia Mar Unified School District

Contact Person: Andy Stenson

Mailing Address: 602 Orchard Street

Phone: 805-431-2304

City: Arroyo Grande

Zip: 93420

County: San Luis Obispo County

Project Location: County: San Luis Obispo County City/Nearest Community: Nipomo

Cross Streets: Titan Way & Cardinal Drive

Zip Code: 93444

Longitude/Latitude (degrees, minutes and seconds): 35 ° 02 ' 59 " N / 120 ° 29 ' 13 " W Total Acres: 77

Assessor's Parcel No.: 090-151-017

Section: 21

Twp.: 11N

Range: 34W

Base: MDM

Within 2 Miles: State Hwy #: 101

Waterways: Nipomo Creek; Deleissigues Creek

Airports: n/a

Railways: n/a

Schools: Central Coast New Tech High School; Nipomo Elementary

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: 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: Agricultural Buffer**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ 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 _____ Other: No development proposed**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:**

Agriculture

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

The proposed project consists of the Lucia Mar Unified School District's (LMUSD) modification of the required agricultural buffer on the Nipomo High School campus in San Luis Obispo County. The project would reduce the agricultural buffer to 50 feet along the north, south, and west sides of the campus to provide LMUSD with greater flexibility for the siting of future educational facilities and supporting infrastructure. Within the 50-foot agricultural buffer, no new development would occur, and activities would be limited to maintenance of existing solar panels located on the northwest portion of the campus. Reduction of the buffer would allow for the relocation of existing uses, such as portable classrooms, and would facilitate potential future development within currently restricted areas of the campus. Potential future uses could include additional classroom buildings, athletic or recreational facilities, parking areas, and associated infrastructure. No specific development plans are proposed at this time; therefore, this analysis evaluates whether allowing future development within these areas could result in environmental impacts that are more severe than, or were not previously identified in, the EIR prepared for the development of Nipomo High School in 1998.

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.

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".

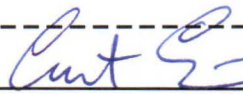
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <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 # <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"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 13, 2026 Ending Date June 12, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Lucia Mar Unified School District</u>
Address: <u>4111 Broad Street, Suite 210</u>	Address: <u>602 Orchard Street</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Arroyo Grande, CA 93420</u>
Contact: <u>Cassidy Bewley</u>	Phone: <u>805-431-2304</u>
Phone: <u>805-539-2867</u>	

Signature of Lead Agency Representative:  **Date:** 4/23/2026

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