



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION

For the East Airport Annexation
(City File ANNX-2030-2018; EID-0006-2020)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed East Airport annexation. The IS/MND is tiered from the Final Program Environmental Impact Report for the Airport Area and Margarita Area Specific Plans and Related Facilities Master Plans (SCH#2000051062). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, and Tribal Cultural Resources. The approximately 59-acre project area is located within the Airport Area Specific Plan, located immediately east of Broad Street between Farmhouse Lane and Kendall Road, including Allene Way, Morabito Place and Prospect Streets. The proposed annexation area is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

The applicant is proposing annexation that will result in the continuance of existing uses and future development patterns that reflect commercial, office, and industrial uses. Proposed zoning would be consistent with pre-zoning identified upon adoption of the Airport Area Specific Plan (Service Commercial [C-S]). Upon annexation, water, recycled water, and wastewater services would be converted to connect to City utility systems. Infrastructure improvements would include, but not be limited to: resurfacing existing streets, replacing cracked sidewalk sections, upgrading curb ramps pursuant to the Americans with Disabilities Act (ADA), upgrading the public water and recycled water systems pursuant to City Standards, connecting to the Terrace Pressure Zone at Broad and Fuller Streets, reconstruction and extension of public water system piping from the intersection of Broad Street and Fuller Street to the subject property, installation of pressure reducing valves, fire hydrant replacements, installation of approximately 2,100 feet of eight-inch recycled water main in Broad Street from Tank Farm Road to Aerovista (including a portion suspended from the bridge crossing the Upper Fork East Branch, San Luis Obispo Creek), repairing the public sewer system as necessary, and installation of water meters, backflow devices, and recycled water signage. Identified improvements would be located within existing streets, sidewalks, utility corridors, bridge, and areas previously disturbed with existing infrastructure.

Reference copies of the Initial Study/Mitigated Negative Declaration are available at the City's Community Development Department, at 919 Palm Street, or by calling Shawna Scott at 805-781-7176. The Initial Study/Mitigated Negative Declaration is also available on the City's website at: <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. The required 30-day public review period for the Mitigated Negative Declaration will extend from Wednesday January 15, 2020 through Friday February 14, 2020. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Community Development Department, 919 Palm Street, San Luis Obispo, CA 93401, Attention: Shawna Scott, Senior Planner, or by email to sscott@slocity.org by 5:00 p.m., February 14, 2020.

The San Luis Obispo Planning Commission will hold a public hearing on January 22, 2020, to consider a recommendation to the San Luis Obispo City Council regarding the annexation and adoption of the Mitigated Negative Declaration. Interested persons can access the Planning Commission agenda and agenda packets at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission>