Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019049030

Project Title: Northwest Corner (NWC) Broad and Tank Farm Mixed-use Commercial/Asssisted Living project

Lead Agency: City of San Luis Obispo

Contact Name: Brian Leveille, Senior Planner

Email: bleveille@slocity.org Phone Number: 805-781-7166

Project Location: San Luis Obispo, San Luis Obispo County

City *County*

Project Decription (Proposed actions, location, and/or consequences).

Location: The proposal is located on a 10.07-acre area within the Airport Area Specific Plan (AASP) at 3985 Broad Street and 660 Tank Farm Road, San Luis Obispo, CA 93401 (APNs: 053-421-003 and -004).

Project Description:

The proposed development project includes a retail shopping center and assisted living facility. The proposed retail shopping center consists of an anchor retail grocer space and additional buildings for retail/restaurant use totaling 49,269 square feet in six (6) independent detached buildings. The assisted living facility would occupy the westerly portion of the development and include approximately 139 living units, support and administrative space in 133,656 square feet, serving residents of 60 years in age and older.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Mitigated Negative Declaration (MND) is recommended for adoption. Mitigation measures in the areas of Air Quality, Biological, Cultural Resources, Noise, and Transportation, are required in the MND to reduce potential impacts to less than significant levels. The following mitigation measures are required:

AQ-1. Standard Control Measures for Construction Equipment
AQ-2. Best Available Control Technology
BIO-1. Vegetation Removal Timing (Pre-Construction Surveys)
BIO-2. Obtain permits from Army Corps and RWQCB for road crossing creek (Clean Water Act permitting)
BIO-3. Demonstrate compliance with Section 1602 of the Cal. Fish and Game Code (Streambed Alteration Agreement)
CR-1. Halt work for discovery of previously unidentified cultural resources
CR-2. Halt Work order for discovery of human remains
N-1. Sound Wall and/or Special Building Considerations South Elevation Assisted Living Facility
N-2. Construction Equipment Best Management Practices
N-3. Neighboring Property Owner Notification and Construction Noise Complaints
T1-T4. Area intersection and road improvements including payment of Fair Share contributions for area facilities

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the project's consistency with the Airport Area Specific Plan (AASP) and General Plan Land Use Element Special Focus Area #12, there are no known areas of controversy unique to this project.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
County of San Luis Obispo Air Pollution Control District
Regional Water Quality Control Board
US Army Corps of Engineers
US Fish and Wildlife Service