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) Mixed-Use Commercial/Assisted-Living Center; Vesting Tentative Map #3115

Lead Agency: City of San Luis Obispo

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Project Location: San Luis Obispo, San Luis Obispo County
City *County*

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

Location: Airport Area Specific Plan (AASP) at the Northwest corner of Broad Street and Tank Farm Road. The project is located on parcels totaling 10.07 acres and is currently developed with a single-family residence at 660 Tank Farm Road and the property at 3985 Broad Street is currently vacant (APNs 053-421-003 & 004).

Project Description: The applicant, NKT Development, LLC and Westmont Development, LP, proposes a General Plan amendment, Airport Area Specific Plan amendment, rezone, and subdivision of two exiting parcels into five parcels. The General Plan amendment, Airport Area Specific Plan amendment, and rezone would change the designation of the property from Business Park to Community Commercial (with Special Focus & Specific Plan overlay). Lot 1 of Vesting Tentative Tract Map (VTTM) 3115 would be developed with a 139-unit assisted living and memory care facility on 4.79 acres, and Lots 2 through 5 would be developed under future entitlement with a commercial center on 5.28 acres. The project includes the enhancement of approximately 0.06 acres of wetland along the Orcutt Creek corridor and provides for the removal of invasive non-native species and planting of native plants in the northwest corner of the site and creek setback areas along Orcutt Creek. The project includes exceptions to allow 11-foot-wide travel lanes on Tank Farm Road instead of the required 12-foot-wide lanes, and a creek setback exception into 4,963 square feet of setback area.

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

The IS/MND identified the following additional effects, all of which would be mitigated to less than significant:
Air Quality: Potential impact based on increase in criteria pollutants, sensitive receptors, and other emissions that could adversely affect a substantial number of people. Mitigation: Control measures for construction equipment, Best Available Control Technology, APCD sensitive receptor mitigation, asbestos control measures, and lead control measures.
Biological Resources: Potential impacts to candidate or special status species and sensitive natural communities and wetlands. Mitigation: Vegetation removal timing, Clean Water Act Permitting, Streambed Alteration Agreement, wetland replacement and riparian enhancement plan monitoring.
Cultural Resources: Potential impacts to archaeological resources and human remains. Mitigation: halt work and notification orders.
Greenhouse Gas Emissions: GHG generation impacts. Mitigation: Participation in Monterey Community Power.
Noise: Construction noise impacts. Mitigation: Construction Equipment Best Practices and neighboring property owner notification
Transportation: Potential conflicts with policies addressing the circulation system. Mitigation: Widen Tank Farm Road along frontage to provide two westbound lanes, bike lanes, and sidewalks consistent with the parkway arterial designation in the Airport Area Specific Plan; remove existing right-in/right-out driveway on Broad Street; pay fair share fees for nearby intersection improvements and pay Traffic Impact Fees (TIF).

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
California Department of Transportation
Regional Water Quality Control Board
US Army Corps of Engineers
US Fish and Wildlife Service