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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 #: To be assigned by SCH

Project Title: 600 Tank Farm Road Residential Mixed-Use Project

Lead Agency: City of San Luis Obispo Community Development Department

Contact Name: Kyle Bell, Associate Planner

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Project Location: 600 Tank Farm Road; City of San Luis Obispo, County of San Luis Obispo

City *County*

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

The project involves zoning-level entitlements: a General Plan Map Amendment, a rezone, a Specific Plan Amendment to the Airport Area Specific Plan, a Minor Use Permit for a mixed-use project, Conceptual Site Plan, a Development Agreement, and environmental clearance and permitting for necessary off-site improvements. The requested entitlements would allow for up to 12,500 sf of non-residential space and 280 residential units on the 11.7-acre site. Conceptual site plans for the site reflect the development of 19 residential buildings, two mixed-use buildings, and one clubhouse building. In addition, the project would provide a roundabout at the intersection of Tank Farm Road and Santa Fe Road and interim improvements for Santa Fe Road including two travel lanes and Class IV bike paths.

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

The Initial Study identifies the following environmental factors as less than significant with implementation of existing regulations or standard mitigation (refer to Initial Study for additional discussion/detail): Aesthetics, Agriculture and Forestry Resources, Geology/Soils, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, and Wildfire.

The following environmental factors would be discussed in additional detail in the EIR being prepared for the project with conclusions related to the significance of impacts reached as part of the analysis within the EIR: Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Tribal Cultural Resources, Utilities/Service Systems, and Mandatory Findings of Significance.

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

To be identified during circulation of the Notice of Preparation and public scoping process.

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

The City of San Luis Obispo is the lead agency for the project. As described above, the proposed project requests the following City entitlements: a General Plan Map Amendment, a rezone of the property, a Specific Plan Amendment to the AASP, Conceptual Site Plan, Major Development Review, a Development Agreement and environmental clearance for necessary off-site improvements. Approval of these entitlements would allow a final development plan (consistent with the requirements of the granted entitlements), including grading permits, improvement plans, and building permits to be handled by the City as ministerial approvals.

The project will be reviewed by the Airport Land Use Commission (ALUC) to determine if it is consistent with the adopted San Luis Obispo County Airport Land Use Plan (ALUP). Development of the project site under the proposed project would be required to comply with the Regional Water Quality Control Board (RWQCB) Post Construction Storm Water Requirements for redeveloped sites. Future development of the project site, including widening of Tank Farm Road along the project's frontage east of the project site may require work within Acacia Creek. As such, future development under the proposed project may require permitting per Section 401/404 of the Clean Water Act from the U.S. Army Corps of Engineers and the RWQCB, and under Section 1600 et seq. of the California Fish and Game Code from the California Department of Fish and Wildlife. A portion of the off-site improvements are located on adjacent property that has a certified EIR. The Final EIR prepared for the Chevron Tank Farm Remediation and Development Project (State Clearinghouse No. 2009031001) would be used to determine the impacts and required mitigation measures at these off-site improvement locations. The responsibility for the implementation of these mitigation measures will be determined as part of the EIR.