



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION
"Northwest Corner" (NWC) Broad & Tank Farm Mixed-Use Commercial/Assisted-Living Center including
Vesting Tentative Map #3115
(City File EID-1484-2018; SBDV-1483-2018; ARCH-1486-2018; SPEC-1482-2018)

The City of San Luis Obispo has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Northwest Corner Mixed-Use Project. The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation. The project site is located within the Airport Area Specific Plan (AASP) at the northwest corner of Broad Street and Tank Farm Road. Current Zoning of the project site consists of Community Commercial with Special Focus Overlay (C-C-SF) and Airport Area Specific Plan Designations: Business Park with Airport Area Specific Plan Overlay (BP-SP) and Conservation Open Space with Airport Area Specific Plan Overlay (C/OS-SP). 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). The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

The applicant, NKT Development, LLC and Westmont Development, LP, proposes a General Plan amendment, Airport Area Specific Plan amendment, rezone, and subdivision of two existing 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 10.07-acre property is currently developed with a single-family residence at 660 Tank Farm Road, which would be demolished, while 3985 Broad Street is currently vacant. The project would result in the disturbance of all 10.07 acres and would result in the removal of non-native trees. 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 the following exceptions: an exception from the frontage improvements to allow 11-foot-wide travel lanes on Tank Farm Road instead of the required 12-foot-wide lanes, and an exception to the creek setback to encroach into approximately 4,963 square-feet of the setback area for road improvements.

This document will be available on the City's website at 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 August 7, 2020 through September 6, 2020. Written statements may be submitted to SWCA Consultants, 1422 Monterey Street, Suite B-200, San Luis Obispo, CA 93401, Attention: Brandi Cummings, Project Manager; or by email: Brandi.Cummings@swca.com

The City Council of San Luis Obispo will hold a public hearing on September 15, 2020 to consider adoption of the Mitigated Negative Declaration.