



CITY OF SAN LUIS OBISPO

NOTIFICATION OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 600 TANK FARM ROAD PROJECT

**50-Day Public Review Period:
June 15, 2021 through August 3, 2021**

NOTICE IS HEREBY GIVEN that the City of San Luis Obispo's Community Development Department has published an Environmental Impact Report (EIR) for the following project in accordance with the California Environmental Quality Act.

Project Name: 600 Tank Farm Road Project
Project Numbers: GENP-0814-2019; SPEC-0407-2020; EID-0608-2020;
ARCH-0406-2021; SBDV-0407-2021
State Clearinghouse # 2020110426
Project Applicant: Covelop, Inc.

Project Location: The 11.1-acre site proposed for development is located on two parcels (APN 053-421-002 and 053-421-006) at 600 Tank Farm Road, 130 feet northeast of the intersection of Tank Farm Road and Santa Fe Road, in the southern portion of the City of San Luis Obispo. The project site studied in the EIR also includes portions of the existing Tank Farm Road frontage and planned future Santa Fe Road alignment in addition to the proposed improvements on APNs 053-421-002 and 053-421-006.

Project Description: The proposed project involves zoning-level entitlements: a General Plan Map Amendment, a rezone of the property, a Specific Plan Amendment to the Airport Area Specific Plan (AASP), a Minor Use Permit for a mixed-use project, Conceptual Site Plan, Major Development Review, and a Tentative Parcel Map. 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 entitlements would change the land use designation from Business Park to Service Commercial with the Specific Plan overlay (C-S-SP), which would allow a mixed-use project providing up to 280 residential units and up to 12,500 square feet of commercial-service/office uses defined in AASP Table 4.3. The project also includes a 2,250-square foot clubhouse building with a 2,800-square foot patio area. Transportation improvements funded or constructed by this project include widening Tank Farm Road along the project frontage (provides two westbound auto lanes, protected bike lanes, curb/gutter, sidewalk and parkway on the north side of the street), construction of a roundabout at the intersection of Tank Farm Road and Santa Fe Road (west), and construction of a portion of the Santa Fe Road Extension north of Tank Farm Road (including two travel lanes, sidewalks and protected bike lanes on the east side). The proposed grading, totaling approximately 29,000 cubic feet, would be comprised of approximately 17,000 cubic yards of cut and an additional 12,000 cubic yards of import. Stormwater would be captured in six bioretention

areas. The project is planned to be constructed in two phases. Phase 1 would include 124 multifamily residential units, the completion of Santa Fe Road along the project frontage, completion of the shared-use bicycle/pedestrian path along Acacia Creek connecting bicycles and pedestrians from Tank Farm to Damon-Garcia Sports Fields, construction of the Tank Farm Road/Santa Fe Road (west) roundabout (north, west and east legs with two westbound lanes and one eastbound lane) and the completion of the frontage improvements along Tank Farm road. Phase 2 would include 116 multifamily residential units, 40 mixed-use units and 12,500 square feet of commercial-service/office space, and remaining project improvements.

Identified Potential Environmental Impacts: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Utilities and Service Systems.

Hazardous Materials: The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no records of previous or existing sources of hazardous materials onsite.

50-Day Public Review Period: Public comments on the Draft EIR should be provided in writing, and will be accepted by the City from **June 15th, 2021 through August 3rd, 2021**. Submit comments to:

City of San Luis Obispo, Community Development Department
Attn: Kyle Bell, Associate Planner
919 Palm Street, San Luis Obispo, CA 93401
or
kbell@slocity.org

After all comments have been received, a Final EIR will be prepared and additional public hearings will be held.

Public Draft EIR Hearing: A public Planning Commission hearing will be scheduled to gather public comments on the Draft EIR for a date to be determined during the public review period. The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the analysis and findings of the Draft EIR. It is not intended to be a hearing on the merits of the project. Therefore, members of the public should keep their comments focused on potential significant changes to the environment that may occur as a direct result of project development. The hearing agenda and agenda report will be posted on the Planning Commission webpage: <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission>

Available Copies: The Draft EIR is available for review online at: <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-2170>.

Hardcopies of the Draft EIR are available for review at the City Community Development Department (919 Palm Street, San Luis Obispo) and the San Luis Obispo Library (995 Palm Street, San Luis Obispo). For more information on the proposed project, please contact Project Planner Kyle Bell at (805) 781-7524.