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 #: _____

Project Title: 862 Aerovista Place Office Building

Lead Agency: City of San Luis Obispo

Contact Name: Kyle Bell, Associate Planner

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

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

The proposed project consists of a new two-story office building consisting of 35,908 square feet of office space and associated site improvements on one 2.41-acre parcel. The project site is located at 862 Aerovista Place, San Luis Obispo, California (APN: 053-412-015). Proposed site improvements include parking lots, site access upgrades, landscaping upgrades, the installation of bioretention basins, and minor realignment and enhancements to the unnamed ephemeral drainage that daylights along the north and west property lines. The project proposes a new driveway access and sidewalk along Aerovista Place. The proposed driveway access would result in the permanent loss of approximately four shoulder parking spaces along the north side of Aerovista Place. Project construction would require approximately 2,500 cubic yards (cy) of cut and 1,200 cy of fill for a total of 3,700 cy of earthwork.

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

Air Quality: construction-related emissions, asbestos. Standard mitigation as required by the SLO APCD would apply, related to dust control, diesel idling, compliance with ATCM, and Best Available Control Technology.
Biological Resources: temporary and permanent impacts to ephemeral drainage, low potential for special status aquatic species. Mitigation-restoration, pre-construction surveys, avoidance measures, best management practices, protection of trees.
Cultural Resources/Tribal Cultural Resources: Negative survey, low potential for discovery. Mitigation - training, and requirement to stop work, assess in the event of unanticipated discovery.
Geology and Soils: soil erosion. Mitigation - best management practices, erosion control measures.
Hazards and Hazardous Materials: potential for naturally occurring asbestos. Mitigation: geological evaluation and compliance with CARB ATCM.
Hydrology and Water Quality: erosion/siltation. Mitigation: best management practices, erosion control measures.
Transportation: vehicle miles traveled (VMT). Mitigation: Transportation Demand Management, construction of infrastructure that would reduce VMT.
Utilities and Service Systems: new infrastructure to serve project would result in air quality, biological, and cultural resource impacts described above; see above for mitigation.
Mandatory Findings of Significance: See above.

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

None known.

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

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