



CITY OF SAN LUIS OBISPO

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION For 862 Aerovista Place Office Building (City Files: ARCH-0430-2019, USE-0522-2019, & EID-0055-2020)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed construction 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 daylight 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.

The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. Based on a review of the State Water Resources Control Board's GeoTracker database and the Department of Toxic Substance Control EnviroStor database, the project site is not an active hazardous waste cleanup site.

The Director's determination was based on an environmental initial study prepared by City and Consultant staff in accordance with the California Environmental Quality Act. Anyone can review this study on the City's website at <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. If you are unable to access the internet, please contact Kyle Bell at kbell@slocity.org or (805) 781-7524 to arrange for an alternative means to view the study, as the City offices are currently closed to the public due to the COVID-19 pandemic and associated emergency order.

The required 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, December 17, 2020 to Monday, January 18, 2021. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Community Development Department, 919 Palm Street, San Luis Obispo, CA 93401, Attention: Kyle Bell, Associate Planner, or by email to kbell@slocity.org, by 5:00 p.m., by January 18, 2021.

A web-based hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on February 10, 2021, starting at 6:00 PM, to evaluate the project. Interested persons can access the Planning Commission agenda and staff report at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission/-selectview-1>.

For more information on the proposed project, its environmental effects, City environmental procedures and deadlines, please contact:

Project Planner: Kyle Bell, at kbell@slocity.org or (805) 781-7524.