



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For the SLO Airport Hotel Project

(City Files: ARCH 0165-2020, USE 0294-2019, ER # 0650-2020)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed 125,000-square foot, 204-room, dual-branded hotel (Sunsmit, LLC, applicant). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. The project's location is 950 and 990 Aero Drive (APNs 053-412-010 and 053-412-011), San Luis Obispo, CA. Based on a search of the California Department of Toxic Substance Control's EnviroStar database, the State Water Resources Control Board's Geotracker database, and CalEPA's Cortese List website, there are no hazardous waste cleanup sites within the project site.

The proposed project includes the construction and operation of a new dual-branded three-story hotel on a 5.04-acre site located at the corner of Aero Drive and Broad Street (Highway 227) and bordered by the San Luis Obispo County Regional Airport to the south and west. The property is zoned Business Park (BP), within the Airport Area Specific Plan (AASP), and within the Airport Land Use Planning Area zones 4 and 5. The new hotel would consist of two buildings (Building A and Building B) with 204 guest rooms and guest amenities; site improvements include a parking lot, stormwater management, landscaping, and vehicle, bicycle, and pedestrian access. Project construction would require 4.33 acres of site disturbance and approximately 10,000 cubic yards (cy) of cut and 8,900 cy of fill.

Reference copies of the IS/MND are available 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 Shawna Scott at sscott@slocity.org or 805-781-7176 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 Shelter at Home Order. The required 30-day public review period for the IS/MND will extend from Thursday, April 22, 2021 to Monday, May 24, 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: Shawna Scott, Senior Planner, or by email to sscott@slocity.org, by 5:00 p.m., May 24, 2021.

A hearing is tentatively scheduled with the City of San Luis Obispo Architectural Review Commission on May 3, 2021 to evaluate the project. Interested persons can access <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/architectural-review-commission> to locate the agenda of the public hearing for this project. Additional hearings will include review by the Tree Committee and Planning Commission, on dates to be determined.