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: SLO Airport Hotel Project

Lead Agency: City of San Luis Obispo

Contact Name: Shawna Scott, Senior Planner

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

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

Location: 950 & 990 Aero Drive (APN 053-412-010 & 053-412-011), San Luis Obispo, CA

Project Description: Design review and use permit for a proposed 125,000-square foot, 204-room, dual-branded hotel consisting of: two attached buildings; 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.

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: Potential asbestos, fugitive dust, DPM, proximity to sensitive receptors. Mitigation includes idling restrictions, dust control measures, compliance with asbestos rules and regulations.
Biological resources: potential CRLF in drainage to be avoided, nesting birds, proximity to drainage. Mitigation includes avoidance, pre-construction surveys, worker training, sedimentation/erosion control and BMPs.
Cultural Resources/Tribal Cultural Resources: Potential to impact previously unidentified cultural materials during subsurface grading & excavation activities (survey was negative). Mitigation requires cultural resource awareness training, stop work in event of finding and evaluate.
Geology & Soils: Erosion and sedimentation. Mitigation includes erosion/sedimentation control, BMPs.
Greenhouse Gas Emissions:exceeds City efficiency threshold. Mitigation includes increase use of alternative means of transportation, waste reduction, use of carbon-free energy, transportation demand management (TDM), carbon offset if necessary.
Hazards & Hazardous Materials: use of materials during construction, asbestos. Mitigation includes BMPs, compliance with asbestos rules/regulations.
Hydrology & Water Quality: erosion/sedimentation, increased impervious surfaces. Mitigation includes BMPs and PPMs.
Land Use & Planning: Conservation and Open Space Element (biological resources); see Biological Resources.
Transportation: exceeds VTM thresholds. Mitigation includes trip reduction measures, TDM and monitoring plan.
Utilities & Service Systems: Infrastructure improvements would result in physical impacts identified above, and noted mitigation is required.

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

No known areas of controversy.

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

San Luis Obispo County Air Pollution Control District
Regional Water Quality Control Board