



CITY OF SAN LUIS OBISPO

Notice of Availability and Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For the French Hospital Expansion Project
(City File ER # 0742-2021)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed phased expansion of the French Hospital Medical Center campus, including the associated modification to the campus master plan (ARCH-0161-2019, USE-0500-2019, and VAR-0499-2019). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Utilities and Service Systems, and Mandatory Findings of Significance.

The project is located at 1911 Johnson Avenue, San Luis Obispo, California and includes the following parcels: Assessor Parcel Numbers (APNs) 003-568-004, 003-568-005, 003-571-025, 003-578-026, 003-578-063, and 003-578-057. Off-site parking is located at 2075 Johnson Avenue, San Luis Obispo, California. Based on a review of the State Water Resources Control Board's GeoTracker database, the Department of Toxic Substances Control's EnviroStor database, and the California Environmental Protection Agency's Cortese List website, there are no hazardous waste cleanup sites within the project site.

The project applicant, Dignity Health, has submitted a request for a Conditional Use Permit and Variance to allow for the phased expansion of French Hospital Medical Center campus including the construction of a two-level, 234-space parking structure with 5,800 square feet of future lab and storage space and a 2,000-square-foot helistop (Phase 1), and a 68-foot tall four-story 89,775-square-foot patient tower, an 1,800-square-foot generator yard, and various related site improvements (Phase 2). The project includes a variance for the proposed height. The project includes the merging of Assessor's Parcel Number (APN) 003-568-004, APN 003-578-026, and a portion of APN 003-578-063 to form one 14-acre parcel. The proposed project also includes a modification to the existing Open Space Easement to remove 0.11 acres of easement from the south side of the easement and add 0.17 acres of Open Space Easement to the north side of the easement. Project construction is anticipated to last approximately 3 years.

Reference copies of the Mitigated Negative Declaration are available on the City's website at <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. If you are unable to access the internet, please contact Rachel Cohen at (805) 781-7574 or rcohen@slocity.org by 5:00 p.m. on April 11, 2022.

A hearing is tentatively scheduled with the City of San Luis Obispo Architectural Review Commission on Monday, March 21, 2022 to evaluate the project and its consistency with applicable City design guidelines and previous Architectural Review Commission recommendations. Interested persons can access the Architectural Review Commission agenda at <https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes> to locate the agenda of the public hearing for this project. Additional public hearings will include review by the City Tree committee (tentatively scheduled on March 28), and Planning Commission (tentatively scheduled on April 27).