



CITY OF SAN LUIS OBISPO

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION For the Groundwater Contamination Characterization Project

The City of San Luis Obispo has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Groundwater Contamination Characterization Project. The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. The project is primarily located in the southern portion of the City along U.S. Highway 101 (U.S. 101) between Prado Road and Los Osos Valley Road within Assessor's Parcel Numbers 053-051-045, 053-052-045, 053-131-013, 053-141-012, 053-152-006, 053-152-008, 053-153-014, and 053-153-008. The approximately 30.4-acre project area encompasses 1) a 22-acre site for two groundwater extraction and treatment wells, water conveyance pipelines, and associated infrastructure, and 2) up to 12 potential monitoring well locations within the city with a 100-foot surrounding buffer accounting for the remaining 8.4 acres. Within the 22-acre site, the project includes two buildings (approximately 650 and 250-square feet each) to house extraction wells and equipment, a centralized treatment system (treatment pad with granulated activated carbon vessels and bag filters, as well as two backwash storage tanks), a new 6-inch sewer line connecting the backwash storage tank to the City's sanitary sewer system, a new 12-inch water line connecting the treatment infrastructure to the City's water distribution system, a new gravel access road, security fencing, the removal of seven trees to accommodate necessary pipeline infrastructure, and compensatory tree planting (minimum 1:1 ratio).

The southern portion of the treatment well site is zoned Conservation/Open Space (C/OS-20) and has a land use designation of Open Space. The northern portion is zoned Public Facility (PF) and Public Facility-Special Considerations (PF-S) with a land use designation of Public. Monitoring wells would be dispersed on City property or within City easements or right-of-way within the following zones: Conservation/Open Space (C/OS-20), Medium Density Residential (R-2), Low-Density Residential Specific Plan Overlay (R-1-SP), Public Facility (PF), Service Commercial (C-S), Service Commercial Mixed Use Overlay (C-S-MU), Service Commercial Planned Development Overlay (C-S-PD), Retail Commercial (C-R), Retail Commercial Planned development Overlay (C-R-PD), and Tourist Commercial (C-T). The monitoring wells are on land designated with the following land uses: Service and Manufacturing, General Retail, Tourist Commercial, Public, Low Density Residential, Medium Density Residential, and Open Space.

The extraction/treatment well and monitoring well sites are not listed on any hazardous material site list compiled pursuant to Government Code Section 65962.5. There are sites located proximate to monitoring wells MW-01, MW-03, and MW-05, which are identified as “Completed-Case Closed” which means site investigation and remedial action has been completed, and the Central Coast Regional Water Quality Control Board determined no further action was required. There is a site 280 feet west of MW-02, the South Higuera Street and Pismo Street Pipeline, which is a case open for verification monitoring, meaning that remediation has been completed and monitoring of the site has continued to ensure no further action is required.

The purpose of the project is to clean-up and prevent PCE (tetrachloroethylene) contamination in drinking water supply wells in the San Luis Valley Subarea of the San Luis Obispo Valley Groundwater Basin and to expand local water supply resiliency and reduce reliance on local surface water supplies. In support of these goals, the City of San Luis Obispo proposes to install a network of monitoring wells and two treatment wells with associated utility infrastructure and a treatment system to monitor water levels and quality in the Subarea of the Basin, further characterize the PCE plume, and monitor the effectiveness of removing PCE impacted groundwater from the Subarea of the Basin. Funding for the implementation phase of the project includes California State Water Resources Control Board (SWRCB) Proposition 1 Groundwater Grant Program Agreement No. D2312550.

The IS/MND is available at the City’s Utilities Department, at 879 Morro in San Luis Obispo or online at <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. The required 30-day public review period for the IS/MND will extend from Thursday, December 12, 2024 to Friday, January 10, 2025. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Utilities Department, 879 Morro Street, San Luis Obispo, CA 93401, Attention: Shawna Scott, Special Projects Manager, or by email to sscott@slocity.org by 5:00 PM on January 10, 2025. Please contact Ms. Scott by email or phone (805-781-7176) with any questions.

The City of San Luis Obispo City Council is currently scheduled to consider adoption of the IS/MND during the January 21, 2025 public meeting. Interested persons can access the City Council agenda at <https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>.