



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION

For the Northwest Corner (NWC) Broad and Tank Farm Mixed-use Commercial/Assisted Living Project
(City File SBDV-1483-2018, EID 1484-2018, ARCH-1486-2018, SPEC 1492-2018)

The City of San Luis Obispo has completed the Revised and Recirculated Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Northwest Corner (NWC) Project. The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Noise, and Transportation/Traffic. The project is located within the Airport Area Specific Plan, on the northwest corner of Broad Street and Tank Farm Road (APN 053-421-003 & 004). The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

The applicant, NKT Development, is proposing a seven (7) lot subdivision on two parcels with a combined area of approximately 10.07 acres. Lot 1 of Vesting Tentative Tract Map (VTTM) 3115 would include the assisted living facility on 4.79 acres, and Lots 2-7 would comprise the commercial shopping center on 5.28 acres. The proposal is located within the Airport Area Specific Plan (AASP) located at 3985 Broad Street and 660 Tank Farm Road, San Luis Obispo, CA 93401 (APNs: 053-421-003 and -004). The two-parcel, 10±-acre property, contains a single-family residence at 660 Tank Farm Road, while 3985 Broad Street is currently vacant.

The proposed development project includes a retail shopping center and assisted living facility. The proposed retail shopping center consists of an anchor retail grocer space and additional buildings for retail/restaurant use totaling 49,269 square feet in six (6) independent detached buildings. The assisted living facility would occupy the westerly portion of the development and include approximately 139 living units, support and administrative space in 133,656 square feet, serving residents of 60 years in age and older.

Reference copies of the Revised and Recirculated Mitigated Negative Declaration are available at the City's Community Development Department, at 919 Palm Street, or by calling Brian Leveille at 805-781-7166. The Revised and Recirculated Mitigated Negative Declaration is also available on the City's website at: <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. The required 30-day public review period for the Mitigated Negative Declaration will extend from Friday, July 26, 2019 to Sunday, August 25, 2019. 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: Brian Leveille, Senior Planner, or by email to bleveille@slocity.org by 5:00 p.m., by August 25, 2019.

The San Luis Obispo City Council will hold a public hearing on September 3, 2019, to consider adoption of the Mitigated Negative Declaration and approval of the project. Interested persons can access the City Council agenda and agenda packets at <http://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>.

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE