



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt

- Negative Declaration
- Mitigated Negative Declaration
- Draft Environmental Impact Report

NOTICE OF AVAILABILITY OF A NEGATIVE DECLARATION For 365 Prado Road Early Grading (City File EID-1212-2017)

The proposed project consists of an early grading application, which includes importing 52,000 cubic yards of soil from various locations within San Luis Obispo County to the approximately 18-acre project site, Lot 33. The project will raise the elevation of the property by 1 to 5 feet and will provide improved connectivity to the primary access along Prado Road, which will benefit future development of the property as defined in the Margarita Area Specific Plan. The proposed fill will not create building pads or other grading elements. The sources of the 52,000 cubic yards of fill material to be delivered to the project site include a variety of existing construction sites throughout the County of San Luis Obispo. The fill material would be placed and graded within the proposed limits of disturbance, stabilized to minimize erosion and sedimentation, and would remain in place in the long term.

The area of disturbance includes 17.95 acres within the 19.93-acre lot, which is comprised mostly of non-native annual grasses; however, there are three areas of interest identified that relate to the project description. 1) On the eastern edge of the property, a leaking hose on the neighboring property has provided a source of artificial hydrology producing a small stand of creeping spikerush. While the area is not a jurisdictional wetland, the proposed grading plan does not show any ground disturbance within the area. 2) A small group of the special-status Congdon's tarplant was identified along the southern edge of the property. The grading plan has been designed to avoid this area, including a 25-foot setback from identified plant locations. 3) The grading plan has been designed to avoid a broad swale that runs east to west through the northern third of the property. The swale was evaluated for wetland plant, hydrology, and soil characteristics, and no plants that are more prone to be found in wetlands were observed.

A very small portion of the property is within mapped Flood Zone A (approximately 3,060 square feet), and no earthwork is proposed in the flood zone area. The contouring of the imported soil will maintain the existing drainage paths over the property, while incorporating improved erosion control measures.

This Initial Study/Mitigated Negative Declaration tiers off the certified 2005 Margarita Area Specific Plan and Airport Area Specific Plan Final Environmental Impact Report (herein referred to as the MASP/AASP EIR) and addresses any potential impacts not already addressed in the Final EIR.

Reference copies of the Mitigated Negative Declaration are available at the City's Community Development Department, at 919 Palm Street, and at City Hall, at 990 Palm Street. The document will also be available for review on the City's website at www.slocity.org. The required 30-day public review period for the Mitigated Negative Declaration will extend from Monday, July 9, 2018 to Monday, August 8, 2018. 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: Kyle Bell, Associate Planner, by 5:00 p.m., by August 8, 2018.