



NEGATIVE DECLARATION ADDENDUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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ENVIRONMENTAL DETERMINATION NO. ED18-077

DATE: October 1, 2018

PROJECT/ENTITLEMENT: Peoples' Self Help Housing Conditional Use Permit; DRC2018-00131

APPLICANT NAME: Peoples' Self Help Housing
ADDRESS: 3533 Empleo Street, San Luis Obispo, CA 93401
CONTACT PERSON: Carol Florence, cmf@oasisassoc.com, Oasis Associates
Telephone: (805) 541-5409

PROPOSED USES/INTENT: Request by Peoples' Self Help Housing for a Conditional Use Permit to allow construction of an approximately 30,000 square foot, two-story office building. The project will result in the disturbance of the entire 1.67 acre site that consists of Assessor Parcel Numbers 076-511-025 and 076-512-024. The proposed project is within the Commercial Service and Public Facilities land use categories.

LOCATION: The project is located at 1060 Kendall Road, adjacent to the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: A Mitigated Negative Declaration was adopted July 24, 2003 for Tract 2368, a 26-lot commercial subdivision totaling 58 acres. Impacts of the subdivision, including infrastructure (e.g. roads, utilities) to serve the tract, as well as anticipated future development of proposed parcels was evaluated and mitigation measures were imposed. Assumptions were made during review of Tract 2368 in order to anticipate future development. Mitigation measures were identified in the areas of: Aesthetics, Agricultural Resources, Air Quality, Geology & Soils, Hazards/Hazardous Materials, Noise, Population/Housing, Public Services/Utilities, Recreation, Transportation/Circulation, Wastewater and Water. Measures included specific limitations on the total number of employees (1,000) and structural development (500,000 square feet) and conditions of approval provided a formula for the maximum structure square footage per parcel based on the parcel size as well as a formula for calculating the water allotment per parcel. Many of the mitigation measures were specific to the subdivision and were complied

with at the time of recordation of the final tract map. Other requirements are implemented as project elements or conditions of approval for the development of each parcel. As each of the individual parcels has been developed, staff has reviewed the applicable mitigation measures to determine consistency with those measures.

The proposed project is a Conditional Use Permit to allow an approximately 30,000 square foot, two-story office building that covers two legal parcels. One parcel, APN 076-512-024 (1.02 acres), is within Tract 2368 and is therefore subject to the conditions of approval for that tract. The other parcel, APN 076-511-025 (0.65 acres), is not within Tract 2368 and is not subject to the conditions of approval for that tract specifically. Issues regarding traffic, water and density are still part of the review for the overall project; however, meeting the exact square footage and water allotments set forth in the subdivision conditions are not necessarily required due to the additional 0.65 acre parcel. The square footage allotments for the remaining undeveloped parcels will remain the same as previously approved with Tract 2368.

Lot 24 (part of the current Conditional Use Permit) has an approved site plan for a fast food restaurant. The traffic study for this restaurant showed a significant increase in traffic above the assumptions made at the time the original subdivision was reviewed. Under the original assumptions for the tract, a traffic signal warrant would be required when development within the tract exceeds 450,000 square feet. According to the traffic study for this project, this equates to 401 AM and 414 PM peak hour trips. The traffic study for the fast food restaurant site plan indicated that there would be 991 net new trips with the restaurant which included 91 AM peak hour trips and 65 PM peak hour trips, which, when added to the existing and approved development within the tract, exceeded the 401 AM and 414 PM peak hour trips which were part of the traffic assumptions when the original environmental review was completed.

Based on this increase, the County adopted a Highway 227 Corridor Road Improvement Fee program that allows applicants to construct improvements for their "fair share" of new traffic impacts above what was originally anticipated, pay an "in-lieu" fee to provide for future improvements to the Highway 227 corridor, or show that the project will not be above the trip assumptions that were part of the original Mitigated Negative Declaration for Tract 2368 (Please see the traffic discussion below).

The traffic study prepared for the current project shows that based on traffic counts collected in March 2018, there are 239 AM and 223 PM peak hour trips with the tract development that is currently operational. With the proposed project, there would be an estimated 28 new AM and 26 new PM peak hour trips which is significantly less than the currently approved fast food restaurant on one of the subject parcels (Lot 24).

Traffic. When the original subdivision was being reviewed, assumptions contained in the traffic study prepared for the subdivision were made regarding the total projected number of trips at build-out of the tract based on allowable uses for the commercial service land use category. These assumptions were focused primarily on less intensive, light industrial uses. Mitigation measures identified in the Mitigated Negative Declaration included a combination of improvements to serve the tract (e.g. road width, road alignment, turn lanes) as well as commitment or payment for pro-rata share of intersection improvements. In addition, the project was required to pay its "fair share" of cumulative, area wide circulation improvements (along the Hwy. 227 corridor and adjacent City and County roadways) through payment to an area specific circulation fee program. This was satisfied at the time of the recordation of the tract map and was based on the traffic projections assumed at the time of the adoption of the Mitigated Negative Declaration. Since that time, anticipated area wide circulation improvements have changed. The recently finalized State Route 227 Corridor Study Preferred Concept (2016), approved by the regional transportation organization, the San Luis Obispo Council of Governments (SLOCOG), reflects the current area wide circulation improvement plan.

As the subdivision has subsequently built out, many of the parcels contain more intense, office type uses with more employees and more vehicle trips than were assumed previously. Current traffic conditions, plus development of approved projects (under construction or un-built), plus development of currently proposed projects in Tract 2368, would exceed the total traffic numbers assumed in the build-out of the tract. Consistent with the adopted Mitigated Negative Declaration, the proposed project must provide its "fair share" contribution to area wide circulation improvements. This can be done by: (1) constructing improvements identified in the State Route 227 Corridor Study Preferred Concept (2016), (2) pay an updated regional traffic impact fee, or (3) demonstrate that the project will not exceed the maximum number of peak hour trips anticipated with the Conditions of Approval for Tract 2368. As conditioned, the project is consistent with the previously adopted Mitigated Negative Declaration for Tract 2368.

Water. Conditions of approval for the original subdivision allocated water usage on a parcel by parcel basis based on parcel size. The water allotment for Parcel 24 for a “drought year” is 0.32 acre feet per year (afy) and 0.44 afy for an average year.

A will serve letter has been issued for the current project by the East Airport Fiero Lane Water Company which states that they have capacity to serve the new uses. Currently, there is approved development on 20 of the 23 developable parcels. Of the 20 approved developments, 14 are operational. The estimated water use for the project is 0.43 afy (0.24 afy for domestic use and 0.19 for outdoor irrigation). Because the estimated water use is within the average year allotment for Lot 24 of the tract and includes the additional square footage from the airport parcel, staff has determined that there is adequate water to serve this proposal.

No new mitigation measures are proposed with this project or considered necessary.

<u>Notice of Determination</u>		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the ‘Lead Agency’ address above.			
	Stephanie Fuhs		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency