

General Information

Name & type of Proposal: West Airport Area Annexation, City of San Luis Obispo
(e.g., name, type, jurisdiction)
aka Fiero Lane Water Company / Fiero Lane-Clarion Court, SLO

1. This Application was initiated by:

Petition Resolution of Application

2. Does the application include 100% written consent of each property owner in the affected territory?

Yes No

3. State reason(s) for requesting the proposed action: Area is part of SLO City
Sphere of Influence and Urban reserve area, and has been receiving water
Services from the City under an Outside User's Agreement (which anticipated
annexation). Annexation is called for under the City's General Plan.

4. State location of affected territory: City of San Luis Obispo, County of San Luis
Obispo

5. Is the affected territory inhabited or uninhabited (less than 12 registered voters)?

Inhabited Uninhabited

6. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation?

Yes No

If yes, justify the need for overlapping or conflicting boundaries: _____

7. Do the boundaries of the territory split lines of assessment?

Yes No

8. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?

Yes No

If yes, justify the necessity for the boundaries as proposed: _____

9. If the proposed boundary follows a street or highway does it include the entire street or highway?

Yes No

10. List the cities or district(s) that will be affected by this proposal: _____

City of San Luis Obispo

Land Use Information

11. Total acreage: _____ 48.21 acres

APN #s _____ see attached list

12. Indicate the zoning. County and City rezoning of the site:

County: _____ Manufacturing

City: _____ Business Park, Manufacturing, Service Commercial

13. Describe any special land use concerns found in General Plans: _____ none

14. Describe the existing land use: _____ area is largely built out with about 30 parcels

containing approx. 500,124 SF in developed space

15. What is the proposed land use? _____ Uses would continue under City zoning

standards

16. Has the affected territory been rezoned? Yes No

Date: 2015, San Luis Obispo Airport Area Specific Plan (Please **attach ordinance**)

If yes, what is the rezoning use and densities (if applicable) permitted? _____
Uses are designated Business Park, Manufacturing and Service Commercial

17. Describe the specific development potential of the property: _____
Only one or two parcels (~2.5 ac) remain for possible development. Anticipated
buildout under City zoning could account for another +/- 50,000 SF of building area.

18. Has a Land use Permit, Conditional Use Permit, Tract Map, or Specific Plan or other
land use approval been given for the property(ies)? Note* County entitlements
previously. No known County entitlements are pending.
 Yes No If yes, please attach a copy of the approval.

City's "Pre-Zoning" and building designations included with Airport Area Specific Plan.

Environmental Information

(Please submit any environmental studies that have been completed.)

19. Has an environmental determination (Negative Declaration-Environmental Impact
Report) been certified by a legislative body?
 Yes No
If yes, please attach a copy.

20. Is the site presently zoned for or engaged in agricultural use?
 Yes No If yes, please explain: _____
Prime agricultural land:
 Yes No

21. Will extension of services requested for this proposal induce growth on affected
property? Yes No
On adjacent properties? Yes No
Unincorporated? Yes No
Both? Yes No

22. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e. sewer, water, police or fire?

Yes No

If yes, please explain: _____

23. Please describe the environmental setting of the site: Proposed annexation
area is largely developed with office and manufacturing uses. The site adjoins
a small tributary (east branch) of San Luis Creek to the north. County airport is on
the west and south sides of the annexation area. Broad St is to the east.

24. Terrain: Level to gently rolling (0-10%) 100%
Slopes (10-30%) _____
Steep slopes (over 30%) _____

25. Hydrology (streams, lakes, or marshes on site)? Yes No

If yes, please describe: See note above regarding adjoining creek.

26. Vegetation:

Has the natural vegetation already removed or altered?

Yes No

27. Are there any endangered plant species on site? Yes No

28. Have any endangered or threatened species been identified?

Yes No

If yes, please explain: East Branch of San Luis Creek along the northern limits of
the annexation area include riparian vegetation that can support a variety of species in
the general area. The City's Airport Area Specific Plan and EIR provide setback and
habitat protection measures that would be applied to any projects proposed in the City.
The annexation area is largely developed with only one or two potential sites for
development adjoining this creek, and would be subject to CEQA review by the City.