



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For the Diodati Subdivision
(City Files: SBDV-0136-2019 & EID-0137-2019)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the subdivision proposed by John Diodati (applicant). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, and Cultural Resources. The project is located at 309 Sandercock Street, San Luis Obispo (APN 004-581-007). The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

The project consists of a corner lot subdivision creating four parcels (approximately 0.12, 0.11, 0.11, and 0.18 acres each) from three existing parcels totaling approximately 0.52 acres. The existing parcels contain one single-family residence, which is proposed to remain in place. Further development of the project site would consist of a single-family residence on each of the proposed parcels (one per parcel), and associated site improvements including grading and access improvements. The applicant proposes to remove one pine tree thirteen inches in diameter at chest height. Nine oak trees located onsite are proposed to remain.

The applicant is requesting an exception from the City's Subdivision Regulations to allow the creation of a 5,315-square foot corner lot where 5,750 square feet is normally required, with a maximum width of 53-feet where 60-feet is normally required for a corner lot, in the Medium Density Residential (R-2) zone.

Reference copies of the Mitigated Negative Declaration are available at the City's Community Development Department, at 919 Palm Street, or by calling Kyle Bell at (805) 781-7524. The document will also be available for review on the City's website at <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. The required 20-day public review period for the Mitigated Negative Declaration will extend from Thursday, November 7, 2019 to Wednesday, November 27, 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: Kyle Bell, Associate Planner, by 5:00 p.m., by November 27, 2019.

A hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on December 11, 2019 to consider adoption of the Mitigated Negative Declaration. Interested persons can access the Planning Commission agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission> to locate the agenda of the public hearing for this project.