



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 281 Broad Street Parcel Division (City File EID-0267-2019 & SBDV-0159-2019)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the subdivision proposed by John Rourke (applicant). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. The project's primary location is 281 Broad Street (APN 001-091-016), San Luis Obispo, CA.

Based on a search of the California Department of Toxic Substance Control's EnviroStar database, the State Water Resources Control Board's Geotracker database, and CalEPA's Cortese List website, there are no hazardous waste cleanup sites within the project site.

The project includes division of a 6.42-acre low-density residential parcel, of which 3.16 acres is dedicated as Conservation/Open Space (C/OS), into three parcels, 4.1 acres (Parcel 1), 1.30 acres (Parcel 2), and 1.03 acres (Parcel 3) in size. With the exception of Parcel 1, which would have two zoning designations (R-1 and C/OS), each parcel would have a low-density residential zoning designation (R-1). Approximately 3.16 acres of Parcel 1 would remain designated C/OS, and the remaining 0.94 acre would be designated R-1. While no specific development proposal has been identified for the site, based on the underlying zoning and proposed parcel sizes, this analysis assumes that future development would consist of residential development. Future buildout of the properties would likely result in the removal of two oak trees.

Reference copies of the Mitigated Negative Declaration are available on the City's website at <http://www.slocity.org/government/departments-directory/community-development/documents-online/environmental-review-documents>. If you are unable to access the internet, please contact Kyle Bell at kbell@slocity.org or (805) 781-7524 to arrange for an alternative means to view the study, as the City offices are currently closed to the public due to the COVID-19 pandemic and associated Shelter at Home Order. The required 20-day public review period for the Mitigated Negative Declaration will extend from Thursday, September 17, 2020 to Wednesday, October 7, 2020. 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, or by email to kbell@slocity.org, by 5:00 p.m., by October 7, 2020.

A hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on October 14, 2020 to evaluate the project. 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.