



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 468-500 Westmont Avenue Tentative Tract Map Project

(City Files: SBDV-0169-2020, ER # 0170-2020)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed 23 lot subdivision of an existing 4.98-acres parcel in the R-1 (Low-Density Residential) zone. (Alice Jo Meinhold Survivors Trust, applicant). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use and Planning, Noise, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance. The project's location is 468 & 500 Westmont Avenue (APN 052-496-001), 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 proposed project includes a Tentative Tract Map (TR 3157) for the subdivision of one existing parcel (Assessor's Parcel Number [APN] 052-496-001) totaling 4.98 acres into 23 individual parcels meant to facilitate residential development on land in the R-1 (Low Density Residential) zone. The new parcels would range in size from 6,000 to 22,783 square feet (sf) and would be located at 468 and 500 Westmont Drive, at the northern edge of the city limits. Access improvements would include a proposed 54- to 60-foot-wide access road beginning at the existing terminus of Stanford Drive and looping east to connect with the existing terminus of Cuesta Drive. The project includes a phasing plan that would allow for the final map recordation into three phases.

Reference copies of the IS/MND are available on the City's website at <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. If you are unable to access the internet, please contact Kyle Van Leeuwen kvanleeuwen@slocity.org or 805-781-7091 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. The required 30-day public review period for the IS/MND will extend from Thursday, April 29, 2021 to Monday, May 31, 2021. 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 Van Leeuwen, Associate Planner, or by email to kvanleeuwen@slocity.org, by 5:00 p.m., May 31, 2021.

A hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on May 26, 2021 to evaluate the project. Interested persons can access <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission> to locate the agenda of the public hearing for this project. Additional hearings will include review by the Tree Committee and City Council, on dates to be determined.