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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This page was added to the posting in order to place the Clerk's office label on the document without obstructing any of the documentation within the notice.



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 VILLAGES AT THE PALMS EXPANSION PROJECT
(City Files: ARCH-0386-2020, USE-0387-2020, PDEV-0001-2021, EID-0528-2021)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed expansion of an existing residential care facility (Morrison I, LP; Applicant). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. The project's location is 55 Broad Street (APNs 052-162-021, 052-162-018, 052-162-022), San Luis Obispo, CA. Based on a search of the California Department of Toxic Substances Control's EnviroStor database, the State Water Resources Control Board's GeoTracker database, and CalEPA's Cortese List website, there is one closed Cleanup Program Site located approximately 380 feet northeast of the project side across Ramona Drive and four closed LUST sites located approximately 700 to 900 feet northeast of the project site along Foothill Boulevard. There are no open hazardous materials sites within the project area.

The proposed project includes the expansion and operation of a residential care facility on the western portion of a 4.6-acre parcel located at the corner of the Ramona Drive and Palomar Avenue intersection. The property is zoned for High Density Residential Planned Development (R-4-PD). The expanded residential care facility would consist of two new buildings (Building A and Building B). As proposed, Building A includes a three-story building with 37 new units (eight studio units, 24 one-bedroom units, and five two-bedroom units) and amenities, such as a commercial kitchen, dining room, living room, multi-purpose activities space, administrative offices, and a rooftop terrace. Building B includes a total of four floors, with the first two floors providing a parking garage and the upper two floors providing additional residential units (22 one-bedroom units). Project construction would require 1.31 acres of site disturbance and approximately 1,575 cubic yards (cy) of cut and 620 cy of fill for a total of 2,195 cy of earthwork.

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 Bell at kbell@slocity.org or (805) 781-7524 to arrange for alternative means to view the study. The required 30-day public review period for the IS/MND will extend from October 21, 2021, to November 22, 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 Bell, Associate Planner, or by email to kbell@slocity.org, by 5:00 p.m., November 22, 2021.

A hearing is tentatively scheduled with the City of San Luis Obispo Tree Committee on October

25, 2021, to evaluate the project. Interested persons can access the Tree Committee agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/tree-committee> to locate the agenda of the public hearing for this project.

A hearing is tentatively scheduled with the City of San Luis Obispo Architectural Review Commission on November 1, 2021, to evaluate the project. Interested persons can access the Architectural Review Commission agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/architectural-review-commission> to locate the agenda of the public hearing for this project.

A hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on December 8, 2021 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.