



# 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 1137 Peach Street Residential Subdivision (City File EID-0800-2019)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed common-interest subdivision of an 0.86-acre medium-density residential parcel to create 10 parcels and construct five new single-family homes (Levi Seligman, 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, Noise, Tribal Cultural Resources, and Utilities and Service Systems.

The project's location is 1137 Peach Street (APN 002-316-005), San Luis Obispo, CA. The project site is within the Mill Street Historic District and includes the retention of five, two-bedroom, single-story residences, which are on the City's Contributing List of Historic Properties.

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 applicant is requesting to construct five new two-bedroom, two-story single-family residences, each with an attached two-car garage. The proposed project includes tree removals, and would provide additional rear access and parking, permeable paving patios, utility improvements, and landscaping improvements at these existing residences, but does not propose demolition, reconstruction, or replacement of the five existing residences. The project also includes a common-interest subdivision to create ten lots, each will contain one of the ten residences, and requested exceptions from development standards to allow interior side and rear setbacks to be reduced and to allow required parking to be provided in tandem.

Reference copies of the Mitigated Negative Declaration are available on the City's website at <http://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 at [kvanleeu@slocity.org](mailto:kvanleeu@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 and associated Shelter at Home Order. The required 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, June 11, 2020 to Saturday, July 11, 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 Van Leeuwen, Assistant Planner, or by email to [kvanleeu@slocity.org](mailto:kvanleeu@slocity.org), by 5:00 p.m., July 11, 2020.

A hearing is tentatively scheduled with the City of San Luis Obispo Cultural Heritage Committee on June 22, 2020 to evaluate the project. Interested persons can access the Cultural Heritage Committee

agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/cultural-heritage-committee> to locate the agenda of the public hearing for this project. Additional hearings will include review by the Architectural Review Commission, Planning Commission, and City Council, on dates to be determined.