



CITY OF SAN LUIS OBISPO

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION For North Broad Street Neighborhood Park, General Plan Amendment, and Rezone (City Files: PARK-0320-2020, GENP-0612-2019, EID-0321-2020)

The City of San Luis Obispo proposes the conversion of an existing community garden to a neighborhood park on a 0.9-acre parcel, changing the General Plan Designation of the parcel from Open Space (OS) to Park (P), and changing the zoning designation of the parcel from Conservation/Open Space (C/OS) to Public Facility (PF). The proposed park would include nine raised garden planter boxes, open turf space, playground equipment, a water fountain/water filling station, picnic tables, benches, trash and recycling receptacles, and an accessible walking path around the perimeter of the park. The park would also include safety features including a pedestrian barrier fence 3.5 feet in height between Broad Street and the frontage of the property as well as a perimeter fence six feet in height to separate the park areas from the creek and associated riparian habitat located on the northern side of the parcel. The project would result in approximately 0.35 acre of site disturbance on the approximately 0.9-acre parcel, including removal of the existing concrete driveway apron on-site, paving of approximately 0.11 acre for walking paths, and removal of up to eight trees on-site. The project would include the protection of approximately 20 native trees on-site to remain in place, and the planting of 33 new trees. The project would include improvements to the existing connection to City water system to the existing water line within the Broad Street public right-of-way. Approximately 215 linear feet of concrete sidewalk, gutter, and red-painted curb would be constructed along the parcel frontage along Broad Street to the Lincoln Street/Broad Street intersection, to be designed in compliance with applicable City standards and allow for adequate emergency vehicle access. A portion of this area currently contains sections of curb, gutter, and sidewalk which would be removed as a part of the project and replaced by the new sections. All four corners of the Lincoln Street/Broad Street intersection would be upgraded to provide accessible curb ramps with installation of truncated domes. Two new white high-visibility crosswalks would be installed across Broad Street and Lincoln Street on the western and southern sides (respectively) of the Lincoln Street/Broad Street intersection. Construction of the project and associated improvements is anticipated to occur over a six-month period.

The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, Land Use and Planning, Noise, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. Based on a review of the SWRCB Geotracker database and the Department of Toxic Substances Control EnviroStor database, there are no active hazardous waste cleanup sites within the project site or immediately surrounding areas.

The Director's determination was based on an environmental initial study prepared by City and Consultant staff in accordance with the California Environmental Quality Act. Anyone can review this study 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 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 emergency order. The required 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, December 24, 2020 to Monday, January 25, 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., by January 25, 2021.

A web-based hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on January 27, 2021, starting at 6:00 PM, to evaluate the project. Interested persons can access the Planning Commission agenda and staff report at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission/-selectview-1>.

A web-based hearing is tentatively scheduled with the City of San Luis Obispo City Council on March 2, 2021, starting at 6:00 PM, to evaluate the project. Interested persons can access the City Council agenda and staff report at <https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>.

For more information on the proposed project, its environmental effects, City environmental procedures and deadlines, please contact:

Project Planner: Kyle Bell, at kbell@slocity.org or (805) 781-7524.