



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 163 Serrano Heights Drive Tentative Parcel Map
(City File SBDV-2029-2018 & EID-0100-2020)

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, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The project's primary location is 163 Serrano Heights Drive (APN 052-061-04), 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 is a request for a subdivision of one existing parcel totaling 0.978 acre into three 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 0.225 acre to 0.418 acre, and would be located at 163 Serrano Heights Drive, at the western edge of the city limits. Access improvements would include a proposed 20-foot-wide access road across Proposed Parcel 1 and Proposed Parcel 2, a 12-foot-wide driveway across a portion of Proposed Parcel 2 for access to Proposed Parcel 3, and improvements to Serrano Heights Drive located in an existing 60-foot-wide access easement. 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.

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 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, March 4, 2021 to Monday, April 5, 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 April 5, 2021.

A hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on April 14, 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.