



CITY OF SAN LUIS OBISPO

Notice of Availability and Intent to Adopt a Draft Mitigated Negative Declaration

Michaels Residence Project
(City Files EID-0547-0201, ARCH-0040-2021)

The City of San Luis Obispo has completed an Initial Study and has prepared a Mitigated Negative Declaration for a development project, pursuant to the California Environmental Quality Act (CEQA; Public Resources Code Div. 13).

Project Location: 841 Patricia Drive (APN 052-520-063)

Project Description The Michaels Residence Project proposes development of a 1.41 acre parcel with a two-story 4,194 sq. ft. single-family dwelling with a 3-car garage, an 825 square-foot Accessory Dwelling Unit, an access bridge (maximum width 12 feet) over Twin Ridge Creek (to accommodate access to the Accessory Dwelling Unit by small vehicles, e.g., electric cart), and site amenities including an infinity pool, an outdoor kitchen, outdoor decking, a gym/spa, and outdoor shade structures. An exception from the City's Creek Setback standards is requested for this project, for the placement of the proposed bridge and associated footings and supports within the required Creek Setback, and for any encroachment of associated paving and vehicle parking area into the Creek Setback area.

Draft Environmental Document A Draft Mitigated Negative Declaration (MND) has been prepared for this project and is available for review. The Initial Study conducted indicates that the following environmental factors would be potentially affected by this project: Air Quality, Biological Resources, Cultural Resources, 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, but that incorporation of mitigation measures into the project would reduce potential impacts to a less than significant level. Based on a review of the DTSC EnviroStor and SWRCB GeoTracker databases, the project site is not an active hazardous site, nor has it previously been recorded as a hazardous site. In addition, there are no active hazardous sites in the vicinity of the project site.

The Initial Study and Mitigated Negative Declaration are available at the Community Development Department, 919 Palm Street, San Luis Obispo, and online at:
www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents

(If you cannot view the documents online, please contact the staff planner (see below))

Public Comment Period The public is invited to provide written comment on this project and the associated environmental review documents. The public review period for the Mitigated Negative Declaration **begins Thursday September 8th, 2022**. Written comments **must be submitted by 5:00 pm Friday October 7th, 2022**. Please send your comments to:

Community Development Department
City of San Luis Obispo
919 Palm St
San Luis Obispo CA 93401
Attn: Walter Oetzell, Assistant Planner

Comments may also be submitted by email to woetzell@slocity.org

Following the Draft MND Public Comment Period described above, the City will prepare a Final Mitigated Negative Declaration (MND), and will conduct a public meeting to consider the requested Creek Setback Exception, Architectural Review of the proposed development, and adoption of the Final MND. The date of the meeting has not yet been determined, but prior public notice of the meeting will be provided according to the City's Notification Policy. Meeting agendas are available online at www.slocity.org.